



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

**Monday, September 28, 2026 at 12:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

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

1. CALL TO ORDER

2. PUBLIC COMMENT

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

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

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

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. 2026.016 - 90 144th Ave #7

B. 2026.009 - 13495 Gulf Blvd

C. CE-26-104 - 13120 BOCA CIEGA AVE

D. CE-26-103 - 120 146TH AVE UNIT 1

E. CE-26-71 - 551 CRYSTAL DR

F. CE-26-4 - 13030 GULF BLVD

G. CE-25-179 - 13288 4TH ST E

6. OLD BUSINESS

A. CE-25-153 - 530 LILLIAN DR - Request for additional time

B. CE-26-7 - 120 146TH AVE UNIT 3 - Request for additional time

C. CE-25-18 - 14225 N BAYSHORE DR - Request for additional time

D. CE-24-94 - 315 140TH AVE - Affidavit of Noncompliance

E. CE-26-59 - 15320 HARBOR DR - Affidavit of Compliance

F. CE-26-22 - 500 NORMANDY RD - Affidavit of Compliance

G. CE-25-91 - 11 LYNN WAY - Affidavit of compliance

H. CE-25-181 - 13910 GULF BLVD - Affidavit of noncompliance

I. CE-26-45 - 14902 N BAYSHORE DR - Affidavit of noncompliance

J. CE-24-122 - 13715 GULF BLVD - Affidavit of noncompliance

7. ADJOURNMENT

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

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



Parcel Summary
(as of 15-Sep-2026)

Parcel Number

09-31-15-54202-000-0070

- Owner Name
PRADA, LEONARDO
- Property Use
0436 Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)
- Site Address
**90 144TH AVE # 7
MADEIRA BEACH, FL 33708**
- Mailing Address
**4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912**
- Legal Description
MADEIRA BONITA CONDO UNIT 7
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1974

Living SF	Gross SF	Living Units	Buildings
493	493	1	1

Parcel Map



Exemptions

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

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Item 5A.
23529/0874	\$227,686	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	36/39

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$193,533	\$193,533	\$193,533	\$193,533	\$193,533

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$192,090	\$192,090	\$192,090	\$192,090	\$192,090
2024	N	\$263,401	\$184,965	\$184,965	\$263,401	\$184,965
2023	N	\$199,092	\$168,150	\$168,150	\$199,092	\$168,150
2022	N	\$186,136	\$152,864	\$152,864	\$186,136	\$152,864
2021	N	\$138,967	\$138,967	\$138,967	\$138,967	\$138,967

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Apr-2026	\$100	U	I	BISHOP JULIE M TRE	PRADA LEONARDO	23529/0874
22-Sep-2025	\$250,000	Q	I	BISHOP JULIE M TRE	PRADA LEONARDO	23308/2436
10-Sep-2025	\$100	U	I	HANCOCK DION TRE	PRADA LEONARDO	23308/2427
07-Nov-2017	\$100	U	I	SMESH LLC	90 SOUTH 144TH AVE 7 MADEIRA BEACH FL 33708 LA	19835/0791
19-May-2017	\$174,900	U	I	CAMERON NICOLE M TRUSTEE	SMESH LLC	19643/1270

2026 Land Information

Land Area: $\cong$ 0 sf | $\cong$ 0.00 acres

Frontage and/or View: None

Seawall: No

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

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Unit View:	Standard	Base (BAS):	493	493
Unit Type:	Cormer	Total Area SF:	493	493
Unit Floor #:	2			
Unit Stories:	1			
Living Units:	1			
Year Built:	1974			
Building Type:	Garden - No Elevator			
Quality:	Average			
Exterior Walls:	Masonry			

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

2025 REAL ESTATE T

Notice of Ad Valorem Taxes and Non-Ad Valorem Asses

Item 5A.

Pay online at pinellastaxcollector.gov

- E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$2990.55				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R103621	* CL-0011958	MB

* SERV BANK

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

PARCEL NO.: 09/31/15/54202/000/0070
SITE ADDRESS: 90 144TH AVE 7, MADEIRA BEACH
PLAT: 36 PAGE: 39
LEGAL:
MADEIRA BONITA CONDO
UNIT 7

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	192,090	0	192,090	872.53
HEALTH DEPARTMENT	0.0713	192,090	0	192,090	13.70
EMS	0.8050	192,090	0	192,090	154.63
SCHOOL-STATE LAW	3.0450	192,090	0	192,090	584.91
SCHOOL-LOCAL BD.	3.2480	192,090	0	192,090	623.91
MADEIRA BEACH	2.7500	192,090	0	192,090	528.25
SW FLA WTR MGMT.	0.1831	192,090	0	192,090	35.17
PINELLAS COUNTY PLN.CNCL.	0.0175	192,090	0	192,090	3.36
JUVENILE WELFARE BOARD	0.8250	192,090	0	192,090	158.47
SUNCOAST TRANSIT AUTHORITY	0.7300	192,090	0	192,090	140.23

TOTAL MILLAGE	16.2172	GROSS AD VALOREM TAXES	\$3,115.16
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NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	\$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$3,115.16
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

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

2025 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

- E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By Pay this Amount	Nov 30, 2025 \$2990.55				
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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
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PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

PARCEL NO.: 09/31/15/54202/000/0070
SITE ADDRESS: 90 144TH AVE 7, MADEIRA BEACH
PLAT: 36 PAGE: 39
LEGAL:
MADEIRA BONITA CONDO
UNIT 7



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE NOTICE OF VIOLATION

05/26/2026

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

IN REFERENCE TO THE FOLLOWING:

90 144TH AVE #7
MADEIRA BEACH FL
33708

INSPECTION DATE: 5/26/2026

PARCEL NUMBER: 09-31-15-54202-000-0070

LEGAL DESCRIPTION: MADEIRA BONITA CONDO UNIT 7

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2026.016

Dear Property Owner/Occupant:

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

Ordinance:

- Violations: Compliance Required (No Business Tax Receipt) , R-2 zoning violation, License required prior to advertisement for rent or lease.

Sec. 62-33. - Compliance required.

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

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

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

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

(Code 1983, § 20-404; Ord. No. 1069, § 2,2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. [2018-07](#), § 1, 7-11-18)

Sec. 14-130.4. - License required.

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

(b) No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

- **Sec. 14-130.5. - License application; registration statement.**

(a) Application for a residential rental license for each residential rental unit shall be made in writing on forms supplied by the city. The application shall be submitted along with the submission required for payment of the local business tax under [chapter 62](#) of this Code.

(b) The application shall include a registration statement providing the following information:

(1) The Street address of the residential rental property.

(2) The number of residential rental units located on the property, type of each unit (e.g. detached single-family dwelling unit, apartment, sleeping room, etc.), and the unit number or other identifying designation of each unit.

(3) Name, address, and phone number of the property owner or owners.

(4) Name, address, and phone number of any designated agent authorized to act on behalf of the owner. If the owner is not a natural person, a natural person shall be designated as agent.

(5) Name, address, and phone number of any person authorized to make or order repairs or services for the property, if the person is different than the owner or designated agent.

(6) Name, address, and phone number of a natural person 18 years of age or older who can be contacted 24 hours a day, seven days a week, regarding the residential rental unit. This contact person may be the owner, the owner's agent, or any other person other than a resident of the rental unit who has agreed to be the contact person.

(c) After submission of the application and registration statement, the residential rental property owner or designated agent shall have a continuing obligation to notify the city in writing within 15 calendar days of any change in the information provided in the registration statement. Failure to notify the city of changes shall be a violation of this article.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 3, 3-10-15)

CEASE SHORT TERM RENTAL ACTIVITY IMMEDIATELY, APPLY FOR BUSINESS TAX, RENTAL INSPECTION REQUIRED. THREE MONTH MINIMUM RENTAL ONLY IN THIS R-2 ZONE.

The violation(s) must be corrected 06/3/2026. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

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

Sincerely,
Deputy Snyder
Code Enforcement Deputy
Telephone: (727) 391-9951

Method of Delivery: ☐ Certified Mail ☐ Regular Mail

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

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



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3659 8651 88



quadtent
FIRST-CLASS MAIL
IMI
\$010.44⁹
05/26/2026 ZIP 33708
043M31233717

US POSTAGE

NOTICE OF VIOLATION

05/26/2026
PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

IN REFERENCE TO THE FOLLOWING:



300 Municipal Drive
Madeira Beach, Florida 33708



quadtent
FIRST-CLASS MAIL
IMI
\$000.74⁹
05/26/2026 ZIP 33708
043M31233717

US POSTAGE

05/26/2026
PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

IN REFERENCE TO THE FOLLOWING:

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: PRADA, LEONARDO 4615 WHISPERING WIND AVE TAMPA FL 33614	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 3659 8651 88	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No
 9590 9402 6356 0296 4004 67	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	





CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE NOTICE OF VIOLATION

06/11/2026

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

IN REFERENCE TO THE FOLLOWING:

90 144TH AVE #7
MADEIRA BEACH FL
33708

INSPECTION DATE: 5/26/2026

PARCEL NUMBER: 09-31-15-54202-000-0070

LEGAL DESCRIPTION: MADEIRA BONITA CONDO UNIT 7

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2026.016

Dear Property Owner/Occupant:

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Sec. 62-33. - Compliance required.

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(Code 1983, § 20-404; Ord. No. 1069, § 2,2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. [2018-07](#), § 1, 7-11-18)

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

(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

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(3)Name, address, and phone number of the property owner or owners.

(4)Name, address, and phone number of any designated agent authorized to act on behalf of the owner. If the owner is not a natural person, a natural person shall be designated as agent.

(5)Name, address, and phone number of any person authorized to make or order repairs or services for the property, if the person is different than the owner or designated agent.

(6)Name, address, and phone number of a natural person 18 years of age or older who can be contacted 24 hours a day, seven days a week, regarding the residential rental unit. This contact person may be the owner, the owner's agent, or any other person other than a resident of the rental unit who has agreed to be the contact person.

(c)After submission of the application and registration statement, the residential rental property owner or designated agent shall have a continuing obligation to notify the city in writing within 15 calendar days of any change in the information provided in the registration statement. Failure to notify the city of changes shall be a violation of this article.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 3, 3-10-15)

CEASE SHORT TERM RENTAL ACTIVITY IMMEDIATELY, APPLY FOR BUSINESS TAX, RENTAL INSPECTION REQUIRED. THREE MONTH MINIMUM RENTAL ONLY IN THIS R-2 ZONE.

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

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

Sincerely,
Deputy Snyder
Code Enforcement Deputy
Telephone: (727) 391-9951

Method of Delivery: ☐ Certified Mail ☐ Regular Mail

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

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





CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2026.016

DATE: 09/15/2026

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

RE: Property: 90 144th Ave #7 MADEIRA BEACH, FL 33708

Parcel #: 09-31-15-54202-000-0070

LEGAL DESCRIPTION: MADEIRA BONITA CONDO UNIT 7

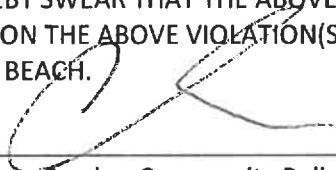
Code(s) which have been violated: Sec. 110-201 Permitted Uses in R-2 single family residential district.

Violation Detail:

1. On 5/5/2026 I received a forwarded complaint from Julie Bishop sent to the Pinellas County Sheriffs reporting Short Term rental activity in the complex located at 90 144th Ave.
2. On 5/26/2026 I conducted a Short-Term Rental Inspection making contact with "LIZ" who reported staying from 5/22/2026 - 5/27/2026 for \$600 booked through Airbnb, a violation of R-2 rental regulations of a "three month minimum". Body Cam SO26-169608.
3. On 5/26/2026 I mailed a notice of violation letter to the property owner Leonardo Prada, Certified and regular mail.
4. On 6/11/2026 I posted the property with a new copy of the Notice of violation on the property's front door.
5. On 8/5/2026 I observed possible activity at the location (car in #7) and attempted contact at the front door. My card was left. A short time later I was contacted by a tenant "Lupe" who reported he was staying in #7 8/2/2026 through 8/6/2026 for \$350. This was a violation of the R-2 regulations of a Three-month rental minimum. Body Cam SO26-254547.

6. On 09/15/2026, the Notice of Hearing, Affidavit of Service, Statement of Violation and Affidavit of Posting was mailed both certified and regular to the property owner.
7. On 09/15/2026 the affidavit of Posting was posted on the property.
8. On 09/15/2026 All Special Magistrate Paperwork was posted on the Property.
9. A special magistrate hearing was set for September 28th. 2026 12:00 PM. at the Madeira Beach City Hall.

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



Deputy Cory Snyder, Community Policing Officer



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL

9589 0710 5270 4375 7750 58



quodient
FIRST-CLASS MAIL
IMI
\$010.98
09/15/2026 ZIP 33708
043M31233717

US POSTAGE**Name and address of violator(s):**

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912



300 Municipal Drive
Madeira Beach, Florida 33708



quodient
FIRST-CLASS MAIL
IMI
\$000.78
09/15/2026 ZIP 33708
043M31233717

US POSTAGE**Name and address of violator(s):**

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: LEONARDO PRADA 4615 WHISPERING WIND AVE TAMPA FL 33614		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 4375 7750 58		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	



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
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SPECIAL MAGISTRATE NOTICE OF HEARING

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

CASE # 2026.016

Petitioner,

vs.

Respondent,

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

RE: PROPERTY: 90 144TH AVE # 7
MADEIRA BEACH, FL 33708

Parcel #: 09-31-15-54202-000-0070

Legal Description: MADEIRA BONITA CONDO UNIT 7

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28TH day of SEPTEMBER, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

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

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

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

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

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

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

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

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

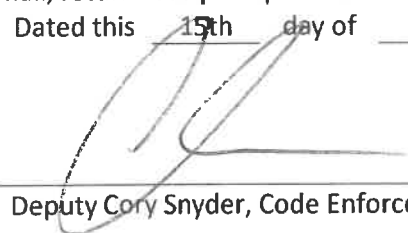
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

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

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

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

Dated this 15th day of SEPTEMBER, 2026



Deputy Cory Snyder, Code Enforcement Officer



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

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

Case # 2026.016

Vs.

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912
Respondent

RE: Property: 90 144TH AVE # 7
MADEIRA BEACH, FL 33708

Parcel #: 09-31-15-54202-000-0070

LEGAL DESCRIPTION: MADEIRA BONITA CONDO UNIT 7

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

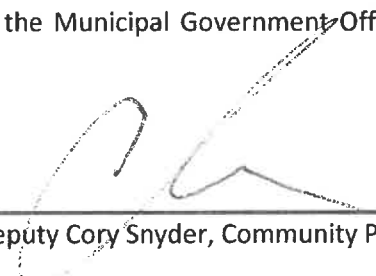
On the 15th day of September, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 15th day of September, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 15th day of September 2026, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 90 144th Ave #7 Madeira Beach Florida 33708 Parcel # 09-31-15-54202-000-00700 in the City of Madeira Beach.

MADEIRA BONITA CONDO UNIT 7

On the 15th day of September, 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



Deputy Cory Snyder, Community Policing Officer

State of Florida

County of Pinellas

Before me on 15th day of September 2026, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.


Notary

SEAL



NOTICES



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE NOTICE OF HEARING

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

CASE # 2026.016

Petitioner,

VS

Respondent,

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

RE: PROPERTY: 90 144TH AVE # 7
MADEIRA BEACH, FL 33708

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

Special Magistrate - Notice of Hearing (Evidentiary Hearing)

Page 1 of 3





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 15-Sep-2026)

Parcel Number
15-31-15-58320-010-0080

- Owner Name
TAMPA HOME PRO INC
- Property Use
1000 Vacant Commercial Land
- Site Address
13495 GULF BLVD
MADEIRA BEACH, FL 33708
- Mailing Address
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101
- Legal Description
MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
n/a

Heated SF	Gross SF	Living Units	Buildings
n/a	n/a	n/a	0

Parcel Map

Item 5B.



Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22611/1811	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$726,240	\$726,240	\$726,240	\$726,240	\$726,240

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Muni Tax Value	Item 5B.
2025	N	\$854,500	\$854,500	\$854,500	\$854,500	\$854,500	
2024	N	\$1,106,000	\$1,106,000	\$1,106,000	\$1,106,000	\$1,106,000	
2023	N	\$890,000	\$890,000	\$890,000	\$890,000	\$890,000	
2022	N	\$825,000	\$825,000	\$825,000	\$825,000	\$825,000	
2021	N	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000	

2025 Tax Information



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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
26-Oct-2023	\$1,400,000	Q	I	ATBS FUTURE LLC	TAMPA HOME PRO INC	22611/1811
08-Oct-2018	\$800,000	Q	I	DOCTORS INN LLC	A T B S FUTURE LLC	20295/2688
13-Oct-2008	\$100	U	I	FEDOR ROBERT PAUL	DOCTORS INN LLC	16400/2250
28-Dec-1987	\$285,000	Q				06650/2166
30-Jun-1985	\$225,000	M				06005/1976

2026 Land Information

Land Area: $\cong$ 10,197 sf | $\cong$ 0.23 acres Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	120x89	\$80	10,680	SF	1.0000	\$854,400

2026 Extra Features

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

Permit Data

Item 5B.

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

Permit Number	Description	Issue Date	Estimated Value
2024-3100-DEMO	DEMOLITION	10/17/2024	\$30,000
201010145	ROOF	05/17/2010	\$24,900
97543	ROOF	09/04/1997	\$11,699

2025 DELINQUENT REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Item 5B.

Pay online at pinellastaxcollector.gov

• E-check - No fee • Credit card - 2.95% convenience fee

Face: \$15024.01	Cert #4601	If Received By	Jul 31, 2026		
Rate: 0.25%	Bidder #3863469	Pay this Amount	\$15781.46		

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166185		MB

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

MAKE PAYMENT ONLY
WITH CASHIER'S CHECK,
OFFICIAL BANK DRAFT,
MONEY ORDER OR CASH

PARCEL NO.: 15/31/15/58320/010/0080
SITE ADDRESS: 13495 GULF BLVD, MADEIRA BEACH
PLAT: 3 PAGE: 54
LEGAL:
MITCHELL'S BEACH REVISED
BLK 10, LOTS 8 THRU 10
LESS RD R/W PER O.R.'S
4355/231 & 442
SEE ADDITIONAL LEGAL ON TAX ROLL

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	854,500	0	854,500	3,881.40
HEALTH DEPARTMENT	0.0713	854,500	0	854,500	60.93
EMS	0.8050	854,500	0	854,500	687.87
SCHOOL-STATE LAW	3.0450	854,500	0	854,500	2,601.95
SCHOOL-LOCAL BD.	3.2480	854,500	0	854,500	2,775.42
MADEIRA BEACH	2.7500	854,500	0	854,500	2,349.88
SW FLA WTR MGMT.	0.1831	854,500	0	854,500	156.46
PINELLAS COUNTY PLN.CNCL.	0.0175	854,500	0	854,500	14.95
JUVENILE WELFARE BOARD	0.8250	854,500	0	854,500	704.96
SUNCOAST TRANSIT AUTHORITY	0.7300	854,500	0	854,500	623.79
TOTAL MILLAGE 16.2172					GROSS AD VALOREM TAXES \$13,857.61

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS \$0.00	

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$13,857.61
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

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

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110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

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OFFICIAL BANK DRAFT,
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PARCEL NO.: 15/31/15/58320/010/0080
SITE ADDRESS: 13495 GULF BLVD, MADEIRA BEACH
PLAT: 3 PAGE: 54
LEGAL:
MITCHELL'S BEACH REVISED
BLK 10, LOTS 8 THRU 10
LESS RD R/W PER O.R.'S
4355/231 & 442
SEE ADDITIONAL LEGAL ON TAX ROLL



CITY OF MADEIRA BEACH

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



COURTESY NOTICE LETTER TO PROPERTY OWNER

04/21/2026

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

IN REFERENCE TO THE FOLLOWING:

13495 GULF BLVD
MADEIRA BEACH, FL 33708

INSPECTION DATE: 4/21/2026

PARCEL NUMBER: 15-31-15-58320-010-0080

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

CODE ENFORCEMENT CASE # 2026.009

Dear Property Owner/Occupant:

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

- Violations:

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

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

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

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

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

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

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

Mow, trim, and remove weeds as needed and at regular intervals. Repair or fix the silt fence where applicable.

The violation(s) must be corrected by: 5/1/2026

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

My phone number is listed below.

Thank you in advance for your prompt response.

Sincerely,

Deputy Cory Snyder
csnyder@pcsonet.com
Code Enforcement Officer
Telephone: (727) 391-9951





Fw: Neighboring Properties in disarray

From Snyder,Cory <csnyder@pcsonet.com>
Date Wed 8/19/2026 2:28 PM
To Snyder, Cory <csnyder@madeirabeachfl.gov>

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

Get [Outlook for iOS](#)

From: Mitchell,Bryan <bmittchell@pcsonet.com>
Sent: Wednesday, August 19, 2026 2:15 PM
To: Snyder, Cory <csnyder@madeirabeachfl.gov>
Subject: Fw: Neighboring Properties in disarray

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

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

Get [Outlook for iOS](#)

From: Snyder,Cory <csnyder@pcsonet.com>
Sent: Wednesday, 19 August 2026 09:13:50
To: Mitchell,Bryan <bmittchell@pcsonet.com>
Subject: FW: Neighboring Properties in disarray

fyi

From: Snyder,Cory
Sent: Wednesday, August 19, 2026 8:51 AM
To: Stefanie Schmidt <sschmidt@madeirabeachfl.gov>; Connor Christopher Mecko <cmecko2@madeirabeachfl.gov>
Subject: FW: Neighboring Properties in disarray

Stephanie or Conner,

WILL YOU PLEASE PUT THESE IN MGO

13495 GULF Corner lot Ill send a letter today GRASS, HOLES PITS

13418 1st st E Called property owners sister about back yard. She will try to get it done within the next week. May need 2 weeks. GRASS

Item 5B.

From: Michele Smith <smith32usa@gmail.com>

Sent: Tuesday, August 18, 2026 6:50 PM

To: Snyder,Cory <csnyder@pcsonet.com>

Cc: Marci Forbes <MForbes@madeirabeachfl.gov>; mhelfrich@madeirabeachfl.gov; Laurie Davidson-Smith <officers@thewesteventspace.com>

Subject: Re: Neighboring Properties in disarray

Thank you for the update! Appreciate you all looking into these properties.

Michele Smith
727-480-1590
2x Olympic Gold Medalist
ESPN Analyst

The West Events

An Unrivaled Beachside Venue
727-363-4255
13435 Gulf Boulevard
Madeira Beach, FL 33708
www.thewesteventspace.com

Follow us on Instagram [here](#)

Sent from my iPhone
Please excuse any errors

On Aug 18, 2026, at 2:22 PM, Snyder,Cory <csnyder@pcsonet.com> wrote:

That on has been on our radar. We will start a city code case tomorrow.

From: Michele Smith <smith32usa@gmail.com>

Sent: Tuesday, August 18, 2026 4:52 PM

To: Snyder,Cory <csnyder@pcsonet.com>; Michele Smith <smith32usa@gmail.com>; Marci Forbes <MForbes@madeirabeachfl.gov>; mhelfrich@madeirabeachfl.gov

Cc: Laurie Davidson-Smith <officers@thewesteventspace.com>

Subject: Re: Neighboring Properties in disarray

Good afternoon Officer Snyder,

I'm forwarding the below emails to see if I can get some help or direction?

The lots at the corner of 135th and Gulf Blvd have been in disarray since the building was cleared. I'm not sure how it passed inspection as the ground was not

graded level and there are still tree roots and stumps on site and the silt fence is disintegrated.

Item 5B.

As of the last month - The owner has obviously put up his own for sale by owner, but of course will do nothing to take care of the property. It's a commercial property so I would think he would be required to keep it kept up and not overrun with weeds and rodents.

We're a small business- The West Events and just asking for help.

In the past, I've helped our neighbors by helping them put their fences back up and helped with repairs wherever possible, but now many of these properties are abandoned, and nothing is being done to prevent the health hazard they're becoming to the neighborhood.

Some of the abandoned houses haven't even been remediated from the flood.

The fences in the alley keep falling down into the ally and I keep having to fix them, which is difficult not wanting to go on peoples properties.

Can you please just respond or give direction on what is being done, or could be done to remedy some of these issues.

Thank you

Michele Smith
727-480-1590
2x Olympic Gold Medalist
ESPN Analyst

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Sent from my iPhone
Please excuse any errors

On Aug 15, 2026, at 6:11 AM, Michele Smith <smith32usa@gmail.com> wrote:

Good morning Marci-

I hope you're well, I just wanted to follow up on my email below.

The neighboring properties are still a wreck if not more and I'm having to take care of them. The fence is leaning so far in the alley cars can barely pass by, the grass and weeds are overgrown.
Maybe we can jump on a call Monday to talk about things?

Thank you -

Michele Smith
727-480-1590
2x Olympic Gold Medalist
ESPN Analyst

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Sent from my iPhone
Please excuse any errors

On Jul 6, 2026, at 6:25 PM, Michele Smith
<smith32usa@gmail.com> wrote:

Hi Marci,

I hope you are well and had a great holiday weekend!

I wanted to reach out again about the neighborhood and the abandoned properties... they seem to be getting worse and not better or cleaned up. Have they been sited for code violations? It is really affecting our area. There are rats and animals and all sorts of issues which as I am sure you know isn't great for the already struggling businesses in the City. I would take any help you or someone, anyone can offer.

Could you help us try to get the owners to clean them up? [or update me on citations or code violations that have been issued?]

They are the properties plus others we have talked about. The old Doctors Inn that then became the Vet and now is a vacant lot but it was never demo'd correctly and has debris and tree trunks in it. Large grass piles and tall grass and unkept silt fencing so sand and dirt are

constantly blowing on our property and guests. The address is: 13495 Gulf Blvd.

Item 5B.

The property at the corner of the alley at 13454 1st St E has a bunch of debris just sitting outside and not in a dump. [They are trying to clean up the house so hopefully it is removed soon but it's been there a while.]

Behind us in the alley there are a couple properties as well that have over grown yards, dead trees and the fences are dangerous and leaning into the alley; the structures are abandoned. I have personally fixed the fences of both properties numerous times because it is a hazard to people walking through the alley.

The addresses are: 13434 1st St E is an abandoned duplex and 13418 1st St E is an abandoned single family home.

Here are some pictures showing the mess this area has become. I was told my the previous City Managers they would be in touch with codes to make sure the owners are being notified to clean up their lots but I've not heard back from anyone.

Let me know if you want to speak, I am in town this week and could drop by.

Thank you for any help you can offer Marci.
[PS- I did reach out to Mike as well as I haven't talked to him since he got the CM job. Ive know him for years as a Treasure Island resident. :)]

Michele Smith
727-480-1590
ESPN Analyst
2X Olympic Gold Medalist

www.MicheleSmith.com

13495 Gulf Blvd. Madeira Beach is way overgrown again.

<image001.jpg>

13418 1st St E

<image002.jpg>

<image003.jpg>

<image004.jpg>

13434 1st St E

<image005.jpg>



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE NOTICE OF VIOLATION

08/19/2026

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

IN REFERENCE TO THE FOLLOWING:

13495 GULF BLVD
MADEIRA BEACH FL
33708

INSPECTION DATE: 8/19/2026

PARCEL NUMBER: 15-31-15-58320-010-0080

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

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2026.009

Dear Property Owner/Occupant:

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Ordinance:

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

Mow, trim and remove weeds as needed, and at regular intervals. Repair or fix the silt fence where applicable.

(Code 1983, § 20-404; Ord. No. 1069, § 2,2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. [2018-07](#), § 1, 7-11-18)

The violation(s) must be corrected **8/26/2026** If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

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

Sincerely,
Deputy Snyder
Code Enforcement Deputy
Telephone: (727) 391-9951

Method of Delivery: ☐ Certified Mail ☐ Regular Mail

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

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









300 Municipal Drive
Madeira Beach, Florida 33708



quodient
FIRST-CLASS MAIL
(M)
\$000.78²
08/19/2026 ZIP 33708
043M31233717

US POSTAGE

08/19/2026
TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

IN REFERENCE TO THE FOLLOWING:



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL



9589 0710 5270 3775 0345 67



quodient
FIRST-CLASS MAIL
(M)
\$010.98²
08/19/2026 ZIP 33708
043M31233717

US POSTAGE

08/19/2026
TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

IN REFERENCE TO THE FOLLOWING:











CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2026.009

DATE: 09/15/2026

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

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

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

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

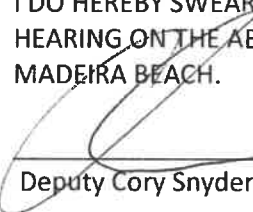
Code(s) which have been violated: Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping. Sec. 14-69. - Same—Maintenance of the exterior of premises.

Violation Detail:

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

5. On 8/19/2026 I conducted an inspection on the property finding it to have tall grass and trash and debris on it.
6. On 8/19/2026 I mailed a Notice of Violation Letter for the violations, sending it both certified and regular mail. The Property had a 7 day reinspection period.
7. On 08/31/2026 I conducted a follow up inspection of the property finding it partially mowed with a large mound of vegetation, grass over 6 inches, trash, broken fencing, rebar and wood posts scattered or broken. The orange fencing was torn and scattered in the lot. The property was not in compliance.
8. A special magistrate hearing was set for September 28th, 2026 12:00 PM at Madeira Beach City Hall.
9. The Special Magistrate paperwork was mailed both regular and Certified mail on 9/15/2026.
10. The listed Property and City Hall were posted with the special magistrate paperwork.

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


Deputy Cory Snyder, Community Policing Officer



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE NOTICE OF HEARING

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

CASE # 2026.009

Petitioner,

vs.

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

Respondent,

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

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

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

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the **28TH** day of
SEPTEMBER, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal
Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail: Tall Grass, Weeds Trash and Debris.

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

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

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

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

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

- (1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.
- (2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.

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

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

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

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

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

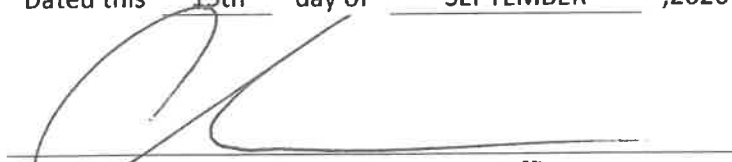
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

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

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

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

Dated this 15th day of SEPTEMBER, 2026


Deputy Cory Snyder, Code Enforcement Officer



300 Municipal Drive
Madeira Beach, Florida 33708



quodient

FIRST-CLASS MAIL
IMI

\$000.78

09/15/2026 ZIP 33708
043M31233717

US POSTAGE

Name and address of violator(s):

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



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 4375 7760 24



quodient

FIRST-CLASS MAIL
IMI

\$010.98

09/15/2026 ZIP 33708
043M31233717

US POSTAGE

Name and address of violator(s):

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



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

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

Case # 2026.009

Vs.

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

Respondent

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

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

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

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

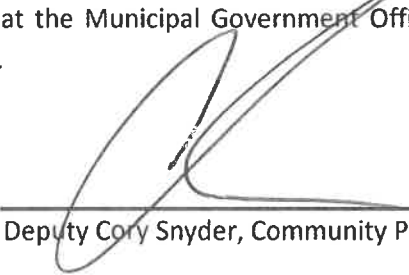
On the 15th day of SEPTEMBER, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 15th day of SEPTEMBER, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 15th day of SEPTEMBER 2026, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 13495 Gulf Blvd, Madeira Beach Florida 33708 Parcel #15-31-15-58320-010-0080 in the City of Madeira Beach.

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

On the 15th day of SEPTEMBER, 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.


Deputy Cory Snyder, Community Policing Officer

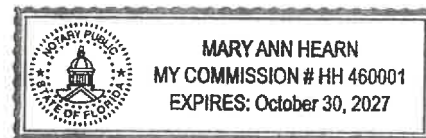
State of Florida

County of Pinellas

Before me on 15th day of September, 2026, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.


Notary

SEAL







Item 5B.





CITY OF MADEIRA BEACH

COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 393-9951 EXT. 244 • FAX (727) 399-1131



SPECIAL MAGISTRATE NOTICE OF HEARING

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

CASE # 2026.009

Petitioner,

VS.

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

Respondent,

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

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

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

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28TH day of
SEPTEMBER, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal
Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail: Tall Grass, Weeds Trash and Debris,



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5C.

Parcel Summary
(as of 15-Sep-2026)

Parcel Number

15-31-15-65304-017-0140

- Owner Name
KOLLCAKU LLC
- Property Use
0110 Single Family Home
- Site Address
**13120 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708**
- Mailing Address
**1804 S VINE AVE
PARK RIDGE, IL 60068-5322**
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
1944

Living SF	Gross SF	Living Units	Buildings
716	716	1	1

Parcel Map

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

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21959/2304	\$351,900	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	20/69

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$300,119	\$300,119	\$300,119	\$300,119	\$300,119

Value History

Item 5C.

Year	Homestead Exemption	Just/ Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$266,533	\$266,533	\$266,533	\$266,533	\$266,533
2024	N	\$376,599	\$376,599	\$376,599	\$376,599	\$376,599
2023	N	\$346,872	\$346,872	\$346,872	\$346,872	\$346,872
2022	N	\$339,173	\$304,072	\$304,072	\$339,173	\$304,072
2021	N	\$276,429	\$276,429	\$276,429	\$276,429	\$276,429

2025 Tax Information



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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
02-Mar-2022	\$464,900	Q	I	ROBERG, MERCY	KOLLCAKU LLC	21959/2304
17-Nov-2018	\$205,000	Q	I	BELLISSIMO THOMAS L	ROBERG MERCY	20348/0123
01-Nov-2013	\$115,000	Q	I	CRABTREE LISA M	BELLISSIMO THOMAS L	18220/0973
23-May-2006	\$45,000	U	I	CRABTREE DAVID G	CRABTREE, LISA M	15137/1980
30-Sep-2002	\$45,000	U	I	CRABTREE DAVID GLENN	CRABTREE, DAVID G	12246/1657

2026 Land Information

Land Area: $\approx$ 4,922 sf | $\approx$ 0.11 acres Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	45x109	\$5,300	45.00	FF	1.1544	\$275,324

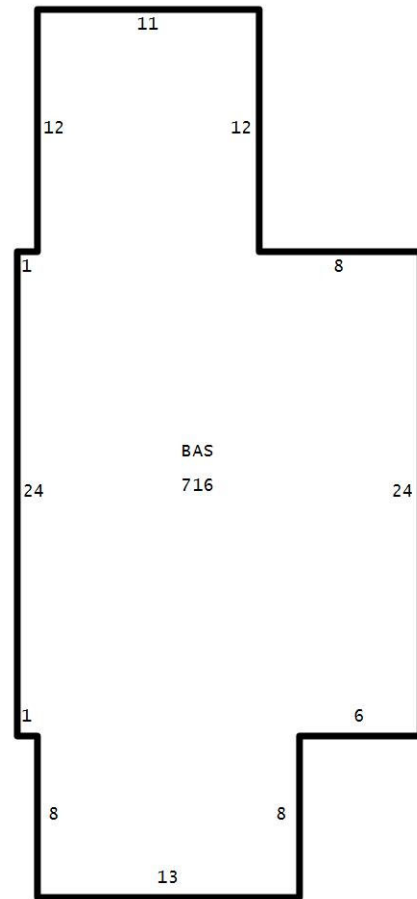
2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Piers	Base (BAS):	716	716
Floor System:	Wood	Total Area SF:	716	716

Item 5C.

Structural Elements

Exterior Walls: Frame/Custom Wood
 Unit Stories: 1
 Living Units: 1
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Year Built: 1944
 Building Type: Single Family
 Quality: Average
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Heating: Central Duct
 Cooling: Cooling (Central)
 Fixtures: 5
 Effective Age: 43

**2026 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$15.00	150.0	\$2,250	\$900	1994

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
B20220560	WINDOWS/DOORS	06/24/2022	\$34,123
DECK20220563	PATIO/DECK	06/24/2022	\$500
B20210044	WINDOWS/DOORS	01/13/2021	\$2,650
B20210044A	WINDOWS/DOORS	01/13/2021	\$2,650

Permit Number	Description	Issue Date	Estimated Value	Item 5C.
F4094	FENCE	10/04/2019	\$5,725	
201312151	ROOF	11/19/2013	\$3,240	

68

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JULY 6, 2026

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322
Case Number: CE-26-104

RE Property: 13120 BOCA CIEGA AVE

Parcel #15-31-15-65304-017-0140

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13

CERTIFIED NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

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

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

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

Sec. 14-130.4. - License required.

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

Violation Detail(s):

Work without a permit – post flood hurricane remodel. Short term rental with no BTR.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. Outdoor kitchen may need to be removed if unpermitted. Needs to obtain BTR to rent at allowable term.

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

Follow up date:

JULY 20, 2026

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

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

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



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

Madeira Beach Bungalow 0.5 Miles from John's Pass

[Share](#) [Save](#)



Entire cottage in Madeira Beach, Florida

4 guests · 2 bedrooms · 2 beds · 1.5 baths

★ 4.77 · [22 reviews](#)



Hosted by Art

4 years hosting



Self check-in

Check yourself in with the keypad.



Outdoor entertainment



Rare find! This place is usually booked

\$1,575 for 7 nights

CHECK-IN
6/16/2026

CHECKOUT
6/23/2026

GUESTS
1 guest



Reserve

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.

Photos Amenities Reviews Location

 **Outdoor entertainment**
The firepit, sun beds, bbq area, and outdoor seating are great for summer trips.

 **Beautiful and well-maintained**
Guests say this space is beautiful and well-maintained.

About this space

Beautiful cottage home in Madeira beach, 5 min walking from white sandy beaches of Madeira Beach, 10 minute walk from the famous Johns Pass, no need to drive to beach or nightlife.. Brand new remodeled with huge RV Parking.. hidden gem on a quiet street

The space
A charming two-bedroom cottage nestled in the beautiful Madeira Beach. This cozy retreat features two spacious bedrooms, one with its own private bathroom. Plus, there's an extra half bath for added convenience. 🛏️🛎️ With its beachy vibes and comfortable amenities, this cottage is the perfect place to relax and unwind during your vacation. 🌴👨🏻‍🌺

Guest access
You're in luck! Guests are welcome to access all the spaces in the cottage. You'll have full access to the cozy bedrooms, the inviting living area, the well-equipped kitchen, and of course, the bathrooms. It's all yours to enjoy! 🏠👨🏻‍🌺

Other things to note
You'll have some awesome amenities at your disposal during your stay. There's a convenient propane grill available for those delicious barbecues, two bicycles for exploring the area, and even a cozy backyard campfire for those cozy evenings under the stars. Get ready for some fun and relaxation! 🍷🍻🔥

What this place offers

-  Bay view
-  Kitchen
-  Free parking on property
-  55 inch HDTV with Prime Video, Apple TV, Disney+, Hulu, Netflix
-  Free washer - In unit
-  Free dryer - In unit
-  Exterior security cameras 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.

[Photos](#) [Amenities](#) [Reviews](#) [Location](#)

\$1,575
for 7 nights
★ 4.77 · 22 reviews

[Reserve](#)



Kristina
Cantrall, Illinois

★★★★★ · April 2026 · Stayed about a week

The location is perfect, walking distance to John's Pass, the beach, and tons of restaurants. The neighborhood is peaceful and very friendly. There is a public sitting area across the ...

[Show more](#)



Makala
8 years on Airbnb

★★★★★ · May 2026 · Stayed about a week

Great host! House was clean and well stocked. Very close to John's Pass, beach and great restaurants and bars! Very responsive host! We will definitely be back!



Alex
2 months on Airbnb

★★★★★ · April 2026 · Stayed with kids

Great host. Highly recommended!! Great area and everything within short walking distance. Thanks again!

[Show more](#)



Laura
Delano, Minnesota

★★★★★ · April 2026 · Stayed with a pet

The location was perfect, the place was cutely decorated and had everything we needed. It was fantastic for our annual trip to the beach with our dogs!

[Show more](#)



Daniel
Lancaster, Pennsylvania

★★★★★ · March 2026 · Stayed about a week

Had a great time staying at Art's place. Quick walk to the beach and it's right by John's Pass for a ton of stuff to do!

[Show more](#)



Sandra
Westbrook, Maine

★★★★★ · March 2026 · Stayed with a pet

Art and/or Allison were very responsive both prior and during our stay. I had trouble connecting to wifi and called Art (he answered his phone immediately) and with a little checking ...

[Show more](#)

[Show all 22 reviews](#)

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



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300 Municipal Drive
Madeira Beach, Florida 33708

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07/06/2026 ZIP 33708
043M31233717

US POSTAGE

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322
Case Number: CE-26-104

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

9/15/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-104

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

Respondents.

RE Property: 13120 BOCA CIEGA AVE

Parcel #15-31-15-65304-017-0140

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT
OF LOT 13

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

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

Sec. 14-130.4. - License required.

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

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

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

Connor Mecko

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

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-104

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

Respondents.

RE Property: 13120 BOCA CIEGA AVE

Parcel # 15-31-15-65304-017-0140

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September**, **2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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Sec. 14-130.4. - License required.

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

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

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

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

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

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

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

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 15th day of September, 2026.

Connor Mecko

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

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-104

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

Respondents.

RE Property: 13120 BOCA CIEGA AVE

Parcel #15-31-15-65304-017-0140

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13120 BOCA CIEGA AVE, Parcel #15-31-15-65304-017-0140 the City of Madeira Beach.

On the 15 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 15th day of September, 2026, by Connor Mecko, who is personally known to me, or produced as identification.
My

Commission Expires: 03-15-27

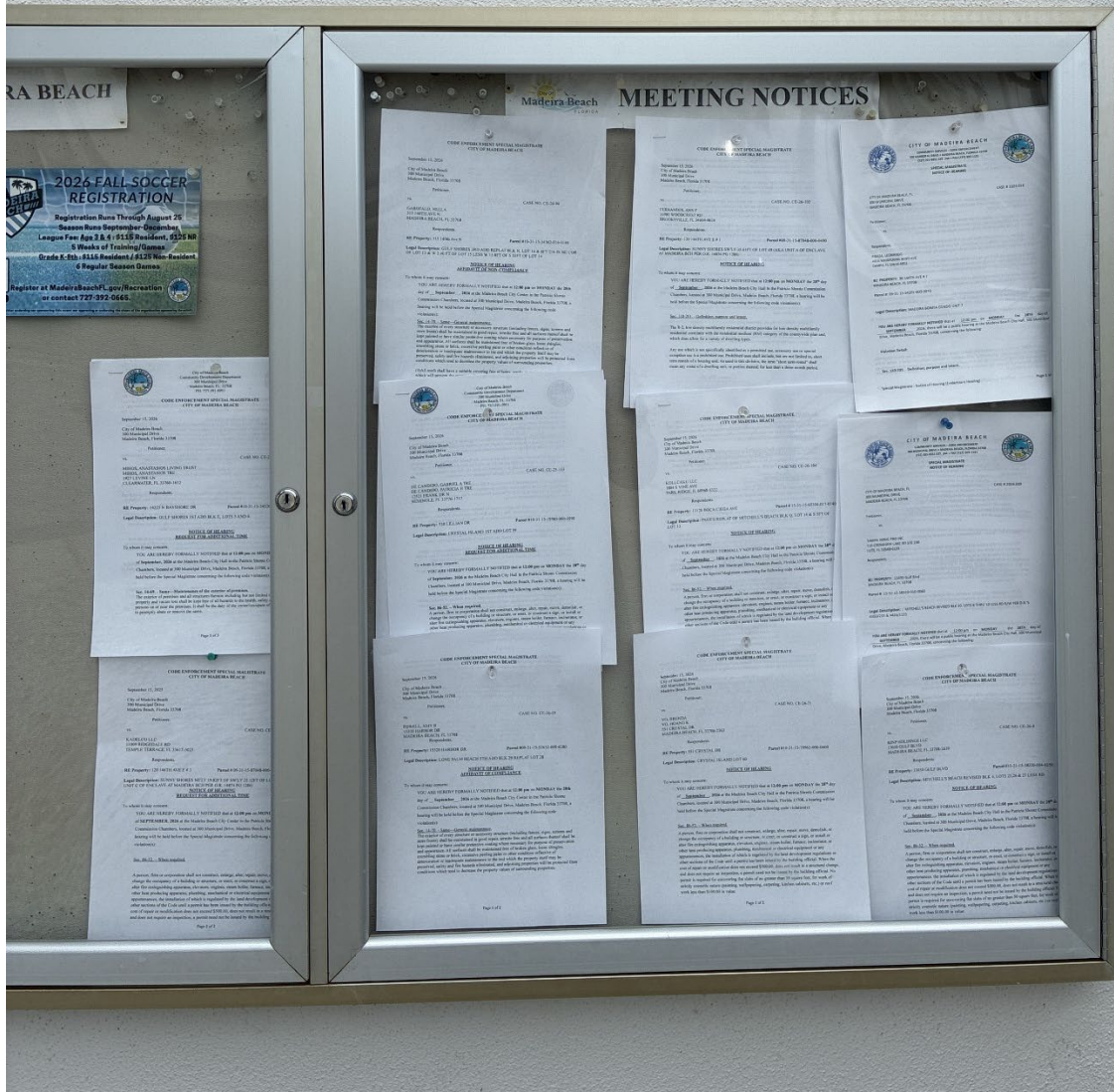
Notary Public- State of Florida

Samantha Arison
Print or type Name. Samantha Arison





September 15, 2026 at 3:42:17 PM





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5D.

Parcel Summary
(as of 15-Sep-2026)

Parcel Number

09-31-15-87048-000-0490

- Owner Name
FERNANDES, ANN F
- Property Use
0133 Planned Unit Development
- Site Address
120 146TH AVE E # 1
MADEIRA BEACH, FL 33708
- Mailing Address
14980 WOODCREST RD
BROOKSVILLE, FL 34604-0624
- Legal Description
SUNNY SHORES SW'LY 35.41FT OF LOT 49 (AKA UNIT A OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1950

Living SF	Gross SF	Living Units	Buildings
480	564	1	1

Parcel Map

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

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/ Pg
17040/0491	\$201,700	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	24/15

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$174,663	\$102,036	\$102,036	\$174,663	\$102,036

Value History

Year	Homestead Exemption	Just/ Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5D.
2025	N	\$155,911	\$81,005	\$81,005	\$155,911	\$81,005	
2024	N	\$236,437	\$84,327	\$84,327	\$236,437	\$84,327	
2023	N	\$228,876	\$76,661	\$76,661	\$228,876	\$76,661	
2022	N	\$224,386	\$69,692	\$69,692	\$224,386	\$69,692	
2021	N	\$188,744	\$63,356	\$63,356	\$188,744	\$63,356	

2025 Tax Information



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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Apr-2010	\$60,100	U	I	WELLS FARGO BANK NA	FERNANDES ANN F	16919/1852
27-Apr-2010	\$100	U	I	WELLS FARGO BANK N A	FEDERAL NATL MTG ASSN	17040/0491
24-Mar-2010	\$100	U	I	LEONOR MARITZA	WELLS FARGO BANK NA	16891/0031
18-Sep-2007	\$230,000	Q	I	MADEIRA BEACH DEVELOPMENT L L	LEONOR, MARITZA	15981/1800
16-Jun-2005	\$375,000	U	I	GARCIA OMAR	MADEIRA BEACH DEVELOPMENT LLC	14387/0447

2026 Land Information

Land Area: $\cong$ 2,126 sf | $\cong$ 0.04 acres Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	35x60	\$4,700	35.00	FF	.9639	\$158,562

2026 Building 1 Structural Elements and Sub Area Information

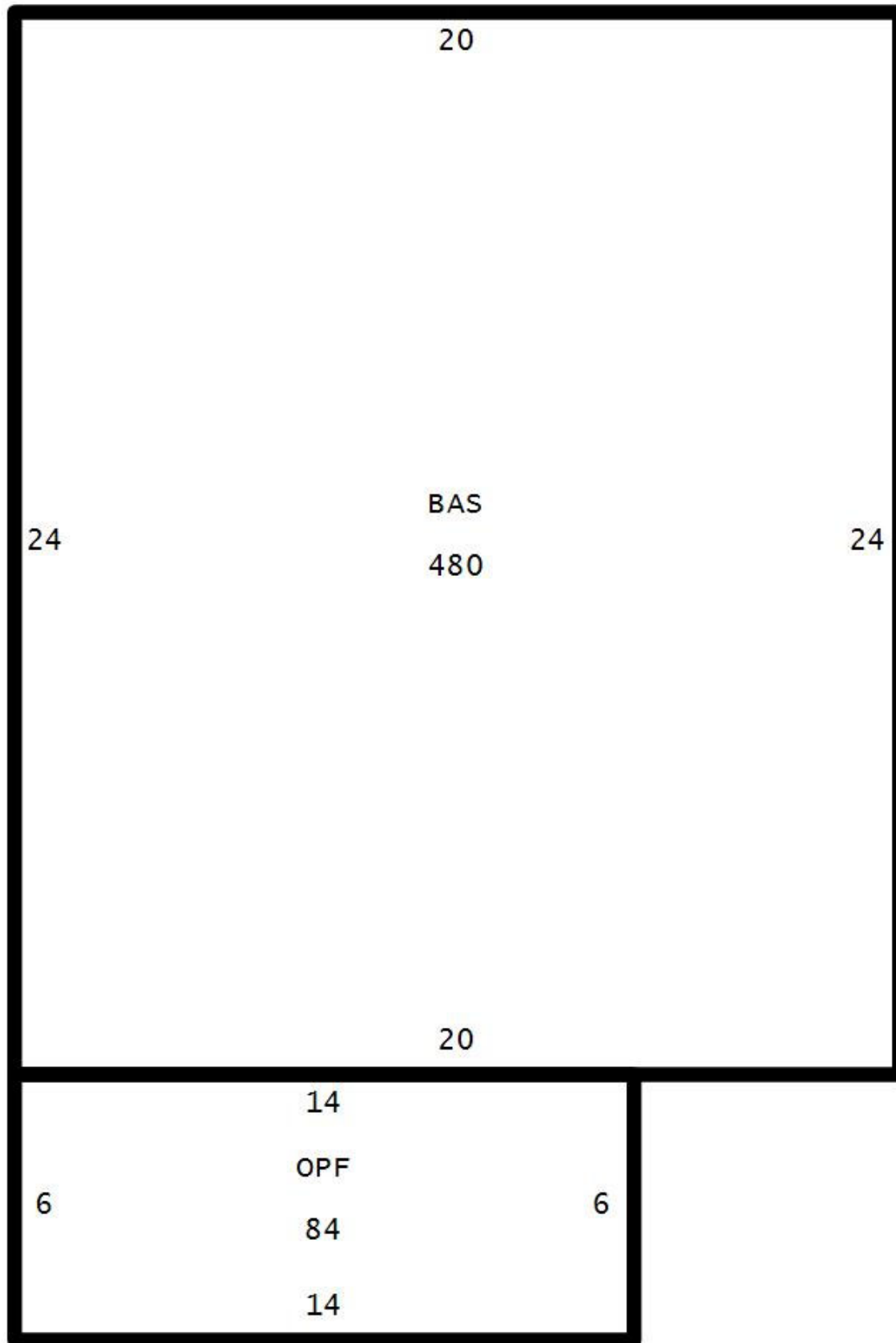
Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1950
Building Type:	Villa
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Unit/Space/Wall/Floor
Cooling:	None
Fixtures:	3
Effective Age:	37

Sub Area	Living Area SF	Gross Area	Item 5D.
Base (BAS):	480	480	
Open Porch (OPF):	0	84	
Total Area SF:	480	564	

2026 Extra Features

Item 5D.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year

Item 5D.

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$28.00	109.0	\$3,052	\$1,221	2000

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
S20230209	SHED	03/09/2023	\$2,300
R5194	ROOF	12/07/2020	\$2,100
E3835		07/09/2019	\$952
3167	PLUMBING	11/19/2018	\$5,000

Adam Ross, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Pay online at pinellastaxcollector.gov

Item 5D.

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$1713.66				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R104229		MB

FERNANDES, ANN F
14980 WOODCREST RD
BROOKSVILLE, FL 34604-0624PARCEL NO.: 09/31/15/87048/000/0490
SITE ADDRESS: 120 146TH AVE E 1, MADEIRA BEACH
PLAT: 24 PAGE: 15
LEGAL:
SUNNY SHORES
SW'LY 35.41FT OF LOT 49
(AKA UNIT A OF ENCLAVE AT
MADEIRA BCH PER O.R. 1
SEE ADDITIONAL LEGAL ON TAX ROLL**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	81,005	0	81,005	367.95
HEALTH DEPARTMENT	0.0713	81,005	0	81,005	5.78
EMS	0.8050	81,005	0	81,005	65.21
SCHOOL-STATE LAW	3.0450	155,911	0	155,911	474.75
SCHOOL-LOCAL BD.	3.2480	155,911	0	155,911	506.40
MADEIRA BEACH	2.7500	81,005	0	81,005	222.76
SW FLA WTR MGMT.	0.1831	81,005	0	81,005	14.83
PINELLAS COUNTY PLN.CNCL.	0.0175	81,005	0	81,005	1.42
JUVENILE WELFARE BOARD	0.8250	81,005	0	81,005	66.83
SUNCOAST TRANSIT AUTHORITY	0.7300	81,005	0	81,005	59.13
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$1,785.06

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
	\$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$1,785.06
-----------------------------------	--------------------------------------	------------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **Pinellas County Tax Collector**P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX**

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LEGAL:
SUNNY SHORES
SW'LY 35.41FT OF LOT 49
(AKA UNIT A OF ENCLAVE AT
MADEIRA BCH PER O.R. 1
SEE ADDITIONAL LEGAL ON TAX ROLL

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JULY 19, 2026

FERNANDES, ANN F
14980 WOODCREST RD
BROOKSVILLE, FL 34604-0624
Case Number: CE-26-103

RE Property: 120 146TH AVE E # 1

Parcel #09-31-15-87048-000-0490

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

CERTIFIED NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

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

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Sec. 14-130.4. - License required.

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

Violation Detail(s):

Short term rental with no BTR.

Corrective Action(s):

Needs to obtain BTR to rent at allowable term.

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

Follow up date:

AUGUST 3, 2026

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

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.



airbnb

Anywhere Anytime Add guests

Become a host

Couples retreat • 5 Min Walk Beach. Endless Sunsets

Share Save



Entire villa in Madeira Beach, Florida

4 guests · 1 bedroom · 4 beds · 1 bath



One of the most loved homes on
Airbnb, according to guests

4.92
★★★★★

146
Reviews



Hosted by Ana
Superhost · 7 years hosting

Prices include all fees

\$835 for 5 nights

CHECK-IN
7/24/2026

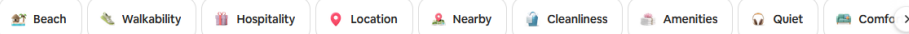
CHECKOUT
7/29/2026

GUESTS
1 guest

Photos Amenities Reviews Location

\$835
for 5 nights
★ 4.92 · 146 reviews

Reserve



Charlie
Columbus, Ohio

★★★★★ · January 2026 · Stayed about a week

Wonderful place, lots of amenities, and within close walking distance of the beach with beautiful sunsets! Would highly recommend this place, thanks so much for an enjoyable visit!



Melissa
New Castle, Pennsylvania

★★★★★ · September 2025 · Stayed a few nights

This was our 2nd stay here. We were sad that it wasn't available to book when we initially did due to the renovations being done from the hurricane. But due to a last minute need...

[Show more](#)



Tammy
Powhatan, Virginia

★★★★★ · January 2026 · Stayed a few nights

We had a fantastic time, so close to the beach, good restaurants, very quiet. will definitely return. highly recommend... great place to stay



Matt
6 years on Airbnb

★★★★★ · December 2025 · Stayed a few nights

Great stay! The place was exactly as described, clean, comfortable, and in a convenient location. Communication with the host was great. Everything worked out, and I enjoyed...

[Show more](#)



Marissa
Chesapeake, Virginia

★★★★★ · May 2026 · Stayed a few nights

perfect little one bedroom apartment so close to the beach and she has everything you need!



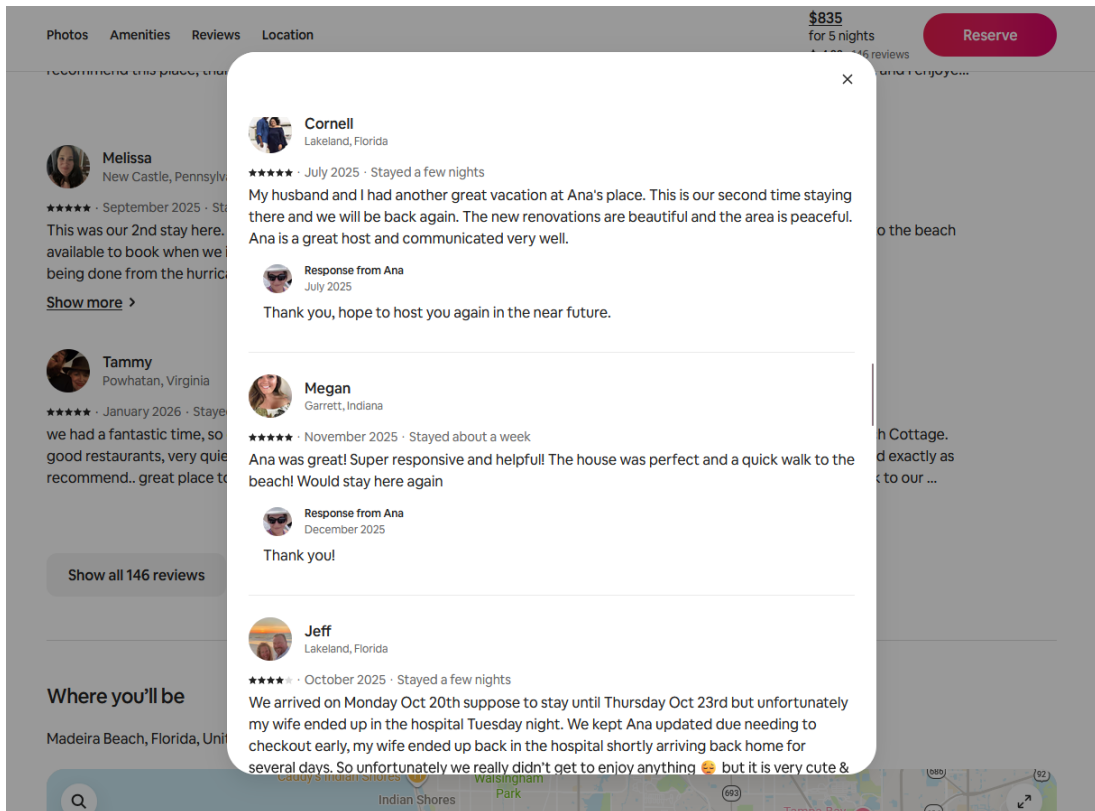
Dragan
Michigan, United States

★★★★★ · January 2026 · Stayed with kids

We had a fantastic time at Flipper's @ Mad Beach Cottage. The place was clean, thoughtfully decorated, and exactly as shown in the listing, if not better. It's a short walk to our ...

[Show more](#)

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.

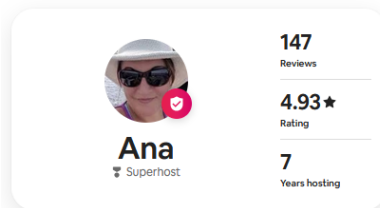


Photos Amenities Reviews Location

\$835
for 5 nights
★ 4.92 · 146 reviews

Reserve

Meet your host



Lives in Spring Hill, Florida

I'm a beach lover myself, love to go for a nice paddle board on the beach, a long walk or just for a swim. I hope you enjoy staying at Flipper's Mad Beach cottage as much as I do.

Ana is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts



Host details

Response rate: 100%
Responds within an hour

Message host

To help protect your payment, always use Airbnb to send money and communicate with hosts.

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.

[Share](#) [Save](#)

Patio



Exterior



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



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 4375 7725 38



quadiant

FIRST-CLASS MAIL

IMI

\$010.98⁰

07/20/2026 ZIP 33708
043M31233717

US POSTAGE

FERNANDES, ANN F
14980 WOODCREST RD
BROOKSVILLE, FL 34604-0624
Case Number: CE-26-103

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

9/15/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-103

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

Respondents.

RE Property: 120 146TH AVE E # 1

Parcel #09-31-15-87048-000-0490

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

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

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

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

Sec. 14-130.4. - License required.

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

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

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

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-103

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

Respondents.

RE Property: 120 146TH AVE E # 1

Parcel #09-31-15-87048-000-0490

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

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September**, **2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

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

Sec. 14-130.4. - License required.

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

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

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

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

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

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

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

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

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

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

Dated this 15th day of September, 2026.

Connor Mecko

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

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-103

FERNANDES, ANN F
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RE Property: 120 146TH AVE E # 1

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

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 120 146TH AVE E # 1, Parcel #09-31-15-87048-000-0490 the City of Madeira Beach.

On the 15 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 15th day of September, 2026, by Connor Mecko, who is personally known to me, or produced as identification. My

Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

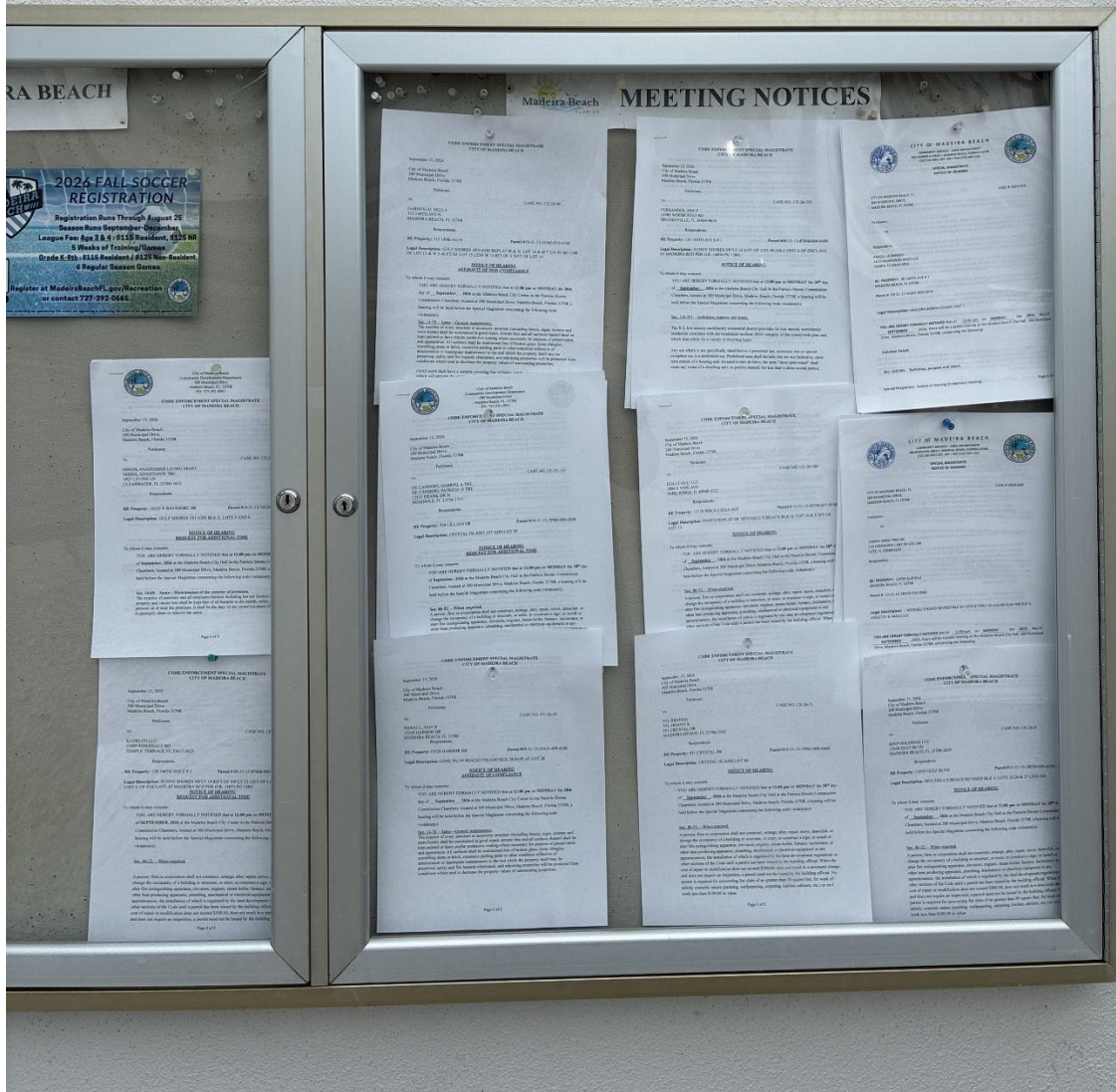
Print or type Name. Samantha Arison



September 15, 2026 at 4:37:08 PM



September 15, 2026 at 3:42:17 PM





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 15-Sep-2026)

Parcel Number
10-31-15-19962-000-0600

- Owner Name
VO, BRENDA
VO, HOANG K
- Property Use
0110 Single Family Home
- Site Address
551 CRYSTAL DR
MADEIRA BEACH, FL 33708
- Mailing Address
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363
- Legal Description
CRYSTAL ISLAND LOT 60
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1960

Living SF	Gross SF	Living Units	Buildings
2,436	2,955	1	1

Parcel Map

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

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications			
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).			
2026	Yes	100%					
2025	Yes	100%					

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/ Pg
19423/1017	\$1,057,700	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	46/26

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
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Item 5E.

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$895,317	\$565,534	\$514,123	\$540,534	\$514,123

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	Y	\$586,734	\$444,681	\$393,959	\$419,681	\$393,959
2024	Y	\$1,036,265	\$535,147	\$485,147	\$510,147	\$485,147
2023	Y	\$1,035,322	\$519,560	\$469,560	\$494,560	\$469,560
2022	Y	\$1,022,592	\$492,727	\$442,727	\$467,727	\$442,727
2021	Y	\$783,012	\$478,376	\$428,376	\$453,376	\$428,376

2025 Tax Information



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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18-Nov-2016	\$559,000	Q	I	NORBERG KYLE	VO BRENDA	19423/1017
18-May-2004	\$505,000	Q	I	HARBOLD CHARLES H JR	HANDCOCK, THOMAS	13579/0981
05-Jun-2000	\$285,000	Q	I	COOKSON DONALD D	HARBOLD, CHARLES H JR	10933/0426
12-Aug-1993	\$99,000	U	I	FASHNER MICHAEL	COOKSON, DONALD D.	08367/1752
30-Jun-1986	\$95,000	Q				06240/1176

2026 Land Information

Land Area: $\approx$ 7,148 sf | $\approx$ 0.16 acres Frontage and/or View: Canal/River Seawall: Yes

Property	Land	Unit	Units	Method	Total	Adjusted
112						

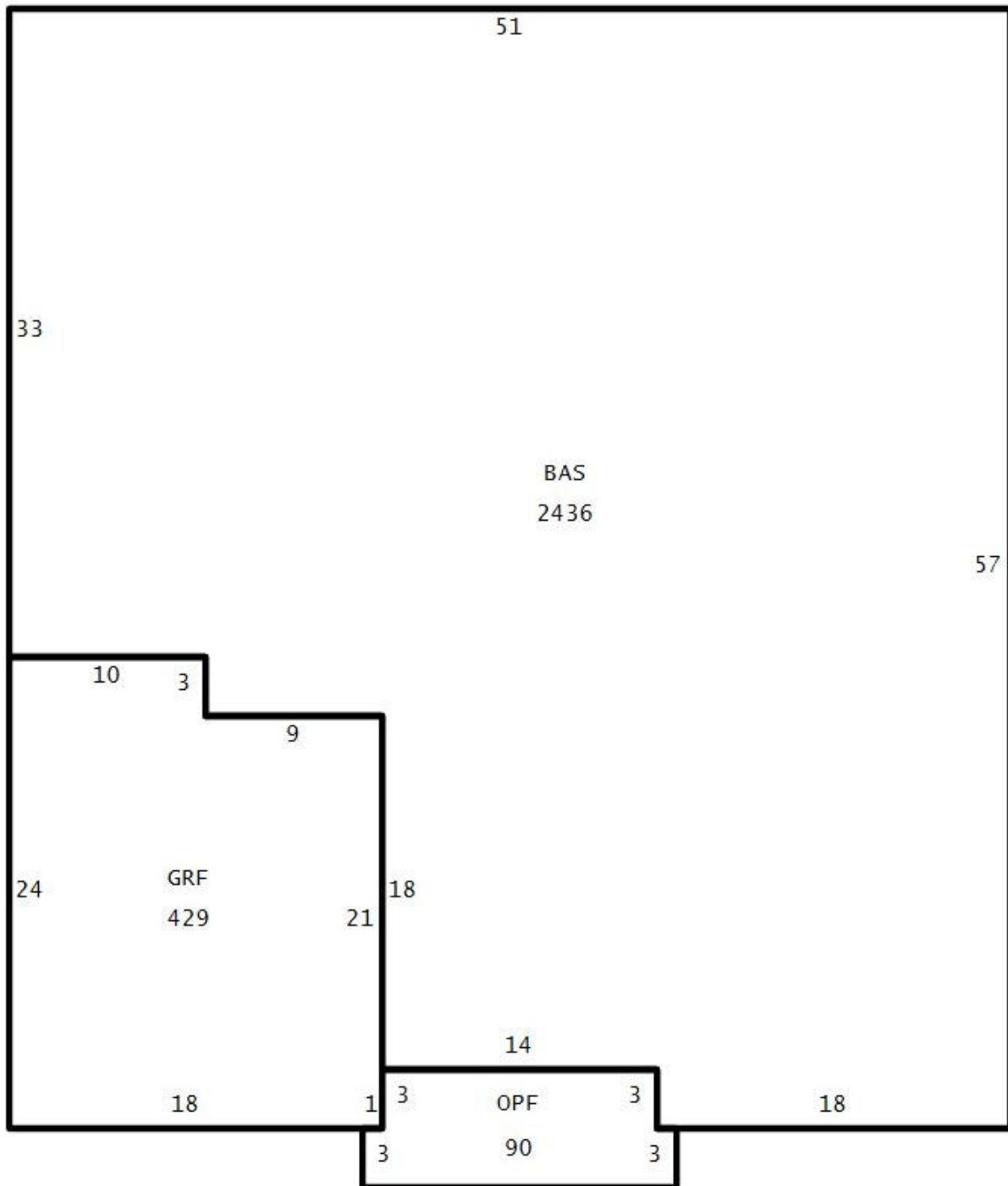
Use	Dimensions	Value			Adjustments	Value	Item 5E.
Single Family	65x110	\$8,800	65.00	FF	1.0608	\$606,778	

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	2,436	2,436
Floor System:	Slab On Grade	Garage (GRF):	0	429
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch (OPF):	0	90
Unit Stories:	1	Total Area SF:	2,436	2,955
Living Units:	1			
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1960			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Upgrade			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	9			
Effective Age:	28			

2026 Extra Features

Item 5E.



Description

Value/Unit

Units

Total Value as
New

Depreciated Value

Year

114

Item 5E.

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$17,000.00	1	\$17,000	\$13,090	2017
BT LFT/DAV	\$4,000.00	1	\$4,000	\$1,600	1970
DOCK	\$62.00	384.0	\$23,808	\$9,523	2000
FIREPLACE	\$11,000.00	1	\$11,000	\$5,280	1994
PATIO/DECK	\$28.00	328.0	\$9,184	\$3,674	1999
STM/SEC SH	0.00	1	\$0	\$0	2012

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
DRVWY20230007	CONC PAVE/DRIVEWAY	01/03/2023	\$6,545
BR20210600	ADDITION/REMODEL/ RENOVATION	06/24/2021	\$15,000
E1836	MISCELLANEOUS	08/11/2017	\$1,400
D1704	BOAT LIFT/DAVIT	06/26/2017	\$10,500
P47099-17	BOAT LIFT/DAVIT	06/21/2017	\$10,500
205100012	ROOF	01/08/2015	\$9,750
PER-H-CW08-01756	ROOF	09/18/2008	\$1,400
PER-H-CB222429	ROOF	09/11/2000	\$2,100
P2878000	DOCK	08/23/2000	\$0
PER-H-CB219124	DOCK	07/11/2000	\$8,000

Adam Ross, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 5E.

Pay online at pinellastaxcollector.gov

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$6288.75				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115202		MB

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363PARCEL NO.: 10/31/15/19962/000/0600
SITE ADDRESS: 551 CRYSTAL DR, MADEIRA BEACH
PLAT: 46 PAGE: 26
LEGAL:
CRYSTAL ISLAND
LOT 60**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	444,681	50,722	393,959	1,789.48
HEALTH DEPARTMENT	0.0713	444,681	50,722	393,959	28.09
EMS	0.8050	444,681	50,722	393,959	317.14
SCHOOL-STATE LAW	3.0450	444,681	25,000	419,681	1,277.93
SCHOOL-LOCAL BD.	3.2480	444,681	25,000	419,681	1,363.12
MADEIRA BEACH	2.7500	444,681	50,722	393,959	1,083.39
SW FLA WTR MGMT.	0.1831	444,681	50,722	393,959	72.13
PINELLAS COUNTY PLN.CNCL.	0.0175	444,681	50,722	393,959	6.89
JUVENILE WELFARE BOARD	0.8250	444,681	50,722	393,959	325.02
SUNCOAST TRANSIT AUTHORITY	0.7300	444,681	50,722	393,959	287.59
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$6,550.78

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
	\$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$6,550.78
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **Pinellas County Tax Collector**P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$6288.75				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115202		MB

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363PARCEL NO.: 10/31/15/19962/000/0600
SITE ADDRESS: 551 CRYSTAL DR, MADEIRA BEACH
PLAT: 46 PAGE: 26
LEGAL:
CRYSTAL ISLAND
LOT 60

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MAY 4, 2026

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363
Case Number: CE-26-71

RE Property: 551 CRYSTAL DR

Parcel # 10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Work without a permit. Interior remodel for sale.

Corrective Action(s):

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

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

Follow up date:
MAY 18, 2026

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

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



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Zillow

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\$1,299,000
551 Crystal Dr, Madeira Beach, FL 33708

3 beds 3 baths 2,436 sqft

Est.: \$8,710/mo [Get pre-qualified](#)

[Request a tour](#)
as early as today at 1:00 pm

[Contact agent](#)

Single Family Residence	Built in 1960	7,148 Square Feet Lot
\$1,274,400 Zestimate®	\$533/sqft	\$-- HOA

What's special

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OverviewFacts & featuresMarket valuePayment calculatorNeighborhood

What's special

SAILBOAT WATER

SPACIOUS WATERFRONT HOME

TRUE SAILBOAT WATER ACCESS

OPEN AND AIRY LAYOUT

FORMAL DINING ROOM

Request a tour

as early as today at 1:00 pm

Contact agent

Sailboat water and over 2,400 square feet of living space in desirable Madeira Beach! This spacious waterfront home features three full bedrooms, each with its own private ensuite bathroom, and a desirable split floor plan for added privacy. The primary suite offers a walk-in closet and beautiful water views, creating a relaxing retreat. The open and airy layout is perfect for entertaining, with floor-to-ceiling water views from all main living areas, allowing you to enjoy the waterfront lifestyle from nearly every room. A formal dining room showcases a unique built-in stone dining table with seating for up to 12—ideal for hosting family gatherings and special occasions. Step outside and take advantage of true sailboat water access, complete with a 20,000-pound boat lift included, making this property perfect for boating enthusiasts. Enjoy the best of Florida waterfront living with space, comfort, and direct access to the open water. AC 2025 and Roof 2015.

[Hide](#)

6 days on Zillow

246 views

14 saves

Likely to sell faster than 88% nearby

Zillow last checked: 3 hours ago

Listing updated: April 28, 2026 at 03:53am

Also listed on [Stellar MLS](#)

Listing Provided by: Debbie Jackson 727-743-4083, ACTION REALTY OF TAMPA BAY INC 727-743-4083

Source: Stellar MLS, MLS#: TB8500772  StellarMLS Originating MLS: Suncoast Tampa

 StellarMLS

IDX information is provided exclusively for personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but not guaranteed. Some IDX listings have been excluded from this website.

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Page 4 of 8

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\$1,299,000

3 bd 3 ba 2,436 sqft

551 Crystal Dr
Madeira Beach, FL 33708

Request a tour

as early as today at 1:00 pm

Contact agent



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Madeira Beach, FL 33708

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MAY 27, 2026

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363
Case Number: CE-26-71

RE Property: 551 CRYSTAL DR

Parcel # 10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

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Violation Detail(s):

Work without a permit – hurricane remodel, now for sale.

Corrective Action(s):

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

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

Follow up date:

JUNE 10, 2026

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

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\$1,299,000

551 Crystal Dr, Madeira Beach, FL 33708

3 beds
3 baths
2,436 sqft

Est.: **\$8,710/mo** [Get pre-qualified](#)

Single Family Residence

Built in 1960

7,148 Square Feet Lot

\$1,274,400 Zestimate®

\$533/sqft

\$-- HOA

Request a tour
as early as today at 1:00 pm

[Contact agent](#)

What's special

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.

[Back to search](#)



[Save](#) [Share](#) [Hide](#) [More](#)

[Overview](#) [Facts & features](#) [Market value](#) [Payment calculator](#) [Neighborhood](#)

What's special

[SAILBOAT WATER](#) [SPACIOUS WATERFRONT HOME](#) [TRUE SAILBOAT WATER ACCESS](#) [OPEN AND AIRY LAYOUT](#)
[FORMAL DINING ROOM](#)

[Request a tour](#)
as early as today at 1:00 pm

[Contact agent](#)

Sailboat water and over 2,400 square feet of living space in desirable Madeira Beach! This spacious waterfront home features three full bedrooms, each with its own private ensuite bathroom, and a desirable split floor plan for added privacy. The primary suite offers a walk-in closet and beautiful water views, creating a relaxing retreat. The open and airy layout is perfect for entertaining, with floor-to-ceiling water views from all main living areas, allowing you to enjoy the waterfront lifestyle from nearly every room. A formal dining room showcases a unique built-in stone dining table with seating for up to 12—ideal for hosting family gatherings and special occasions. Step outside and take advantage of true sailboat water access, complete with a 20,000-pound boat lift included, making this property perfect for boating enthusiasts. Enjoy the best of Florida waterfront living with space, comfort, and direct access to the open water. AC 2025 and Roof 2015.

[Hide](#)

6 days on Zillow | **246** views | **14** saves | Likely to sell faster than **88% nearby**

Zillow last checked: 3 hours ago

Listing updated: April 28, 2026 at 03:53am

Also listed on [Stellar MLS](#)

Listing Provided by: Debbie Jackson 727-743-4083, ACTION REALTY OF TAMPA BAY INC 727-743-4083

Source: Stellar MLS, MLS#: TB8500772  StellarMLS Originating MLS: Suncoast Tampa



IDX information is provided exclusively for personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but not guaranteed. Some IDX listings have been excluded from this website.

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

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[Save](#) [Share](#) [Hide](#) [More](#)



\$1,299,000

3 bd 3 ba 2,436 sqft

551 Crystal Dr
Madeira Beach, FL 33708

Request a tour

as early as today at 1:00 pm

Contact agent



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[Back to listing](#)

[Save](#) [Share](#) [Hide](#) [More](#)



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551 Crystal Dr
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300 Municipal Drive
Madeira Beach, Florida 33708

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FIRST-CLASS MAIL
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\$010.44⁰
05/26/2026 ZIP 33708
043M31233717

US POSTAGE

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363
Case Number: CE-26-71

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

9/15/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-71

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363

Respondents.

RE Property: 551 CRYSTAL DR

Parcel #10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

Connor Mecko

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

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-71

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363

Respondents.

RE Property: 551 CRYSTAL DR

Parcel #10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September**, **2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

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

Dated this 15th day of September, 2026.

Connor Mecko

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

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-71

VO, BRENDA
VO, HOANG K
551 CRYSTAL DR
MADEIRA BEACH, FL 33708-2363

Respondents.

RE Property: 551 CRYSTAL DR

Parcel #10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 551 CRYSTAL DR, Parcel #10-31-15-19962-000-0600 the City of Madeira Beach.

On the 15 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 15th day of September, 2026, by Connor Mecko, who is personally known to me, or produced as identification.

My

Commission Expires: 03-15-27

Notary Public- State of Florida

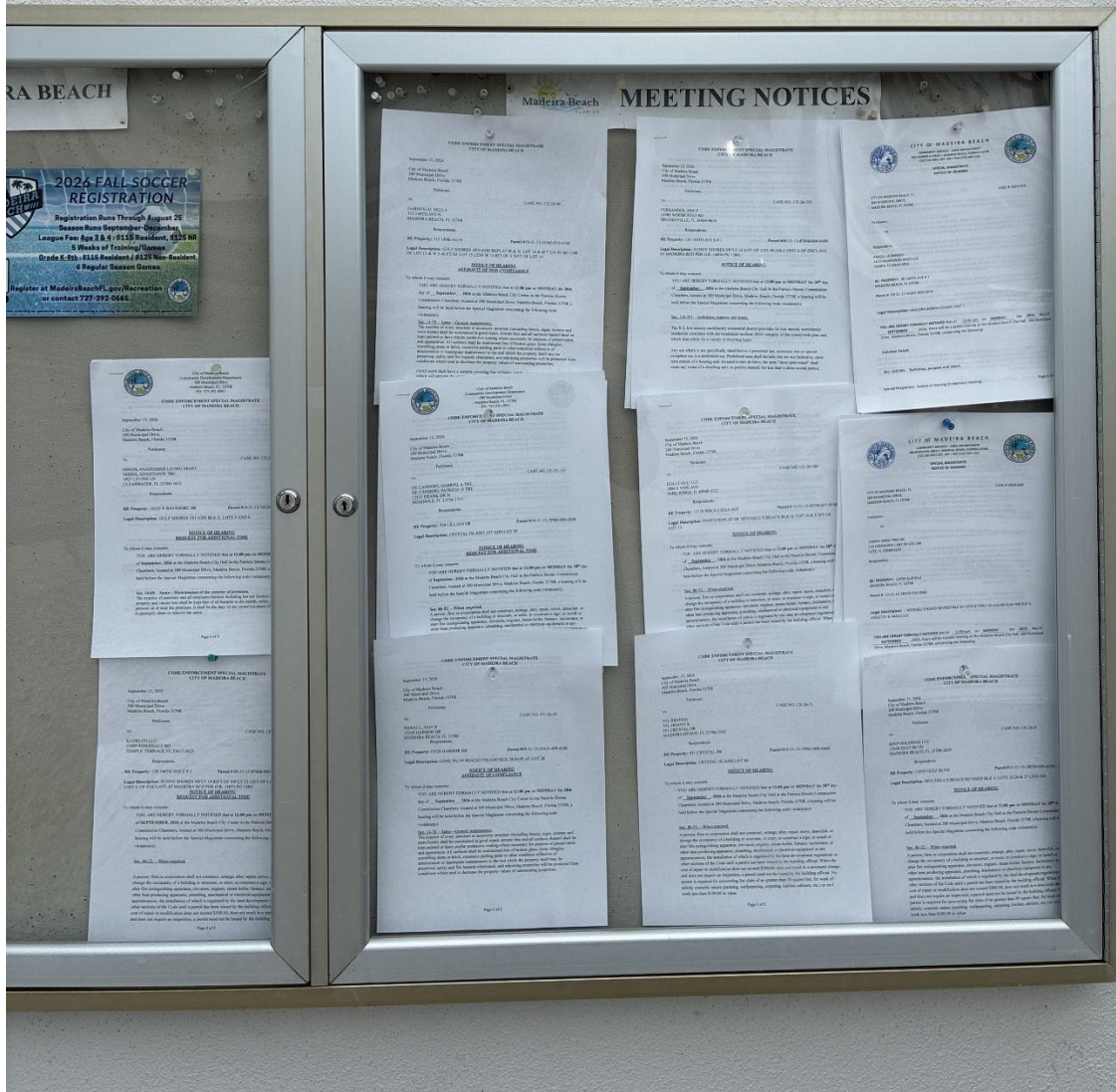
Samantha Arison

Print or type Name. *Samantha Arison*





September 15, 2026 at 3:42:17 PM





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5F.

Parcel Summary
(as of 15-Sep-2026)

- Parcel Number
15-31-15-58320-004-0250
- Owner Name
RJNP HOLDINGS LLC
 - Property Use
1730 General Office
 - Site Address
**13030 GULF BLVD
MADEIRA BEACH, FL 33708**
 - Mailing Address
**13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639**
 - Legal Description
MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD
 - Current Tax District
MADEIRA BEACH (MB)
 - Year Built
1932 | 1932 | 1949

Heated SF	Gross SF	Living Units	Buildings
3,860	4,514	0	3

Parcel Map

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

Exemptions

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

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21890/0005	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$1,240,000	\$1,240,000	\$1,240,000	\$1,240,000	\$1,240,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$1,196,100	\$1,196,100	\$1,196,100	\$1,196,100	\$1,196,100
2024	N	\$1,223,000	\$1,223,000	\$1,223,000	\$1,223,000	\$1,223,000
2023	N	\$1,199,520	\$1,199,520	\$1,199,520	\$1,199,520	\$1,199,520
2022	N	\$1,156,680	\$805,255	\$805,255	\$1,156,680	\$805,255
2021	N	\$813,960	\$732,050	\$732,050	\$813,960	\$732,050

2025 Tax Information



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

Item 5F.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
11-Jan-2022	\$250,000	U	I	JORGENSEN MOORE LTD	RJNP HOLDINGS LLC	21890/0005
30-Oct-2000	\$214,000	U	I	JORGENSEN JOSEPH T	JORGENSEN MOORE LTD	11102/2143
13-Apr-1999	\$0	U	I	GORDON SEYMOUR A	JORGENSEN, JOSEPH T	10476/0580
03-Feb-1999	\$289,300	Q	I	TOTAL RLT SERV INC	JORGENSEN, JOSEPH T	10394/0022
16-Aug-1988	\$350,400	M				06813/1912

2026 Land Information

Land Area: $\approx$ 9,775 sf | $\approx$ 0.22 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Off Bldg 1 Story	120x84	\$145	10,080	SF	1.0000	\$1,461,600

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation: Continuous Footing

Floor System: Wood W/Sub Floor

Exterior Walls: Concrete Blk/Stucco

Unit Stories: 1

Roof Frame: Flat

Living Units: 0

Roof Cover: Built Up/Composition

Year Built: 1932

Building Type: Office Buildings

Quality: Average

Floor Finish: Carpet Combination

Interior Finish: Plaster Ed Direct

Cooling: Heat & Cooling Pkg

Fixtures: 3

Effective Age: 50

Additional Information:

Site Address: 13030 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	576	576
Total Area SF:	576	576

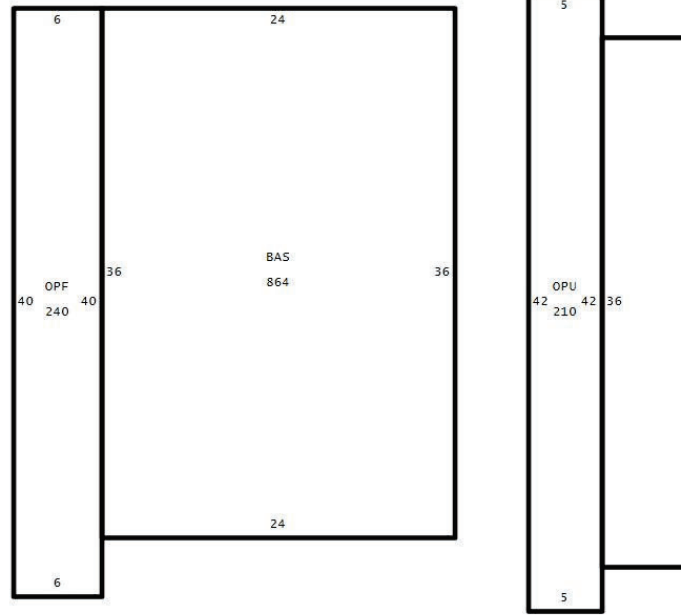
2026 Building 2 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation: Continuous Footing	Base (BAS):	864	864
Floor System: Wood W/Sub Floor	Upper Story (USB):	864	864
Exterior Walls: Concrete Blk/Stucco	Open Porch (OPF):	0	240
Unit Stories: 2	Open Porch Unfinished (OPU):	0	210
Roof Frame: Gable Or Hip	Total Area SF:	1,728	2,178

Item 5F.

Structural Elements

Living Units: 0
Roof Cover: Composition Shingle
Year Built: 1932
Building Type: Office Buildings
Quality: Average
Floor Finish: Carpet Combination
Interior Finish: Plaster Ed Direct
Cooling: Heat & Cooling Pkg
Fixtures: 3
Effective Age: 50



2026 Building 3 Structural Elements and Sub Area Information

Structural Elements

Foundation: Continuous Footing Poured
Floor System: Wood
Exterior Walls: Concrete Block
Unit Stories: 2
Living Units: 0
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Year Built: 1949
Building Type: Res Comm Use
Quality: Average
Floor Finish: Carpet/ Vinyl/Asphalt
Interior Finish: Drywall/Plaster
Heating: Unit/Space/Wall/Floor
Cooling: None
Fixtures: 5
Effective Age: 60
Additional Information:
Site Address: 13026 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Apartment (APC):	576	576
Base Semi-finished (BSF):	576	576
Base (BAS):	404	404
Enclosed Porch (EPF):	0	144
Open Porch Unfinished (OPU):	0	60
Total Area SF:	1,556	1,760



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$5.00	3,000.0	\$15,000	\$15,000	0

Permit Data

Item 5F.

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
E20230400	ELECTRICAL	05/25/2023	\$2,500
R20230208	ROOF	03/08/2023	\$5,500
AP20210062	ADDITION/REMODEL/RENOVATION	01/22/2021	\$0
AP20210062A	ADDITION/REMODEL/RENOVATION	01/22/2021	\$0
BC3092		10/24/2018	\$0
BC2045	MISCELLANEOUS	10/27/2017	\$1
201500708	DEMOLITION	10/06/2015	\$2,200
PER-H-CB324704	HEAT/AIR	08/04/2005	\$2,650

Adam Ross, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

Item 5F.

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$18621.49				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166132		MB

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639PARCEL NO.: 15/31/15/58320/004/0250
SITE ADDRESS: 13030 GULF BLVD, MADEIRA BEACH
PLAT: 3 PAGE: 54
LEGAL:
MITCHELL'S BEACH REVISED
BLK 4, LOTS 25,26 & 27
LESS RD**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	1,196,100	0	1,196,100	5,433.05
HEALTH DEPARTMENT	0.0713	1,196,100	0	1,196,100	85.28
EMS	0.8050	1,196,100	0	1,196,100	962.86
SCHOOL-STATE LAW	3.0450	1,196,100	0	1,196,100	3,642.12
SCHOOL-LOCAL BD.	3.2480	1,196,100	0	1,196,100	3,884.93
MADEIRA BEACH	2.7500	1,196,100	0	1,196,100	3,289.28
SW FLA WTR MGMT.	0.1831	1,196,100	0	1,196,100	219.01
PINELLAS COUNTY PLN.CNCL.	0.0175	1,196,100	0	1,196,100	20.93
JUVENILE WELFARE BOARD	0.8250	1,196,100	0	1,196,100	986.78
SUNCOAST TRANSIT AUTHORITY	0.7300	1,196,100	0	1,196,100	873.15
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$19,397.39

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
	\$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$19,397.39
-----------------------------------	--------------------------------------	-------------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **Pinellas County Tax Collector**P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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• E-check - No fee • Credit card - 2.95% convenience fee

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R166132		MB

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13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639PARCEL NO.: 15/31/15/58320/004/0250
SITE ADDRESS: 13030 GULF BLVD, MADEIRA BEACH
PLAT: 3 PAGE: 54
LEGAL:
MITCHELL'S BEACH REVISED
BLK 4, LOTS 25,26 & 27
LESS RD

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JANUARY 29, 2026

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH FL 33708-2639
Case Number: CE-26-4

RE Property: 13030 GULF BLVD

Parcel #15-31-15-58320-004-0250

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

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Work without a permit – windows, doors, and interior remodel on commercial property post flood.

Corrective Action(s):

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

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

Follow up date:

FEBRUARY 12, 2026

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

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



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



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Jan 22, 2026 at 9:18:31 AM
13024 Gulf Ln
Madeira Beach FL 33708
United States



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

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

FEBRUARY 18, 2026

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH FL 33708-2639
Case Number: CE-26-4

RE Property: 13030 GULF BLVD

Parcel #15-31-15-58320-004-0250

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

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Work without a permit – windows, doors, and interior remodel on commercial property post flood.

Corrective Action(s):

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

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

Follow up date:

MARCH 4, 2026

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

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



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



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Jan 22, 2026 at 9:18:31 AM
13024 Gulf Ln
Madeira Beach FL 33708
United States



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

CERTIFIED MAIL®



300 Municipal Drive
Madeira Beach, Florida 33708



9589 0710 5270 3775 0268 38



quadrant
FIRST-CLASS MAIL
IMI
\$010.44
02/18/2026 ZIP 33708
043M31233717

US POSTAGE

FEBRUARY 18, 2026

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH FL 33708-2639
Case Number: CE-264

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: 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. RJNP Holdings LLC 13030 Gulf Blvd Madeira Beach, FL 33708-2639 CE-26-4		A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) <u>MRS</u> C. Date of Delivery <u>2/27/16</u> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) 9590 9402 9061 4122 0942 60 9589 0710 5270 3775 0268 38		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

9/15/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-4

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

Respondents.

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

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

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

Connor Mecko

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

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-4

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

Respondents.

RE Property: 13030 GULF BLVD

Parcel #15-31-15-58320-004-0250

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

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September**, **2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

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

Dated this 15th day of September, 2026.

Connor Mecko

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

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-4

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

Respondents.

RE Property: 13030 GULF BLVD

Parcel #15-31-15-58320-004-0250

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

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13030 GULF BLVD, Parcel #15-31-15-58320-004-0250 the City of Madeira Beach.

On the 15 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

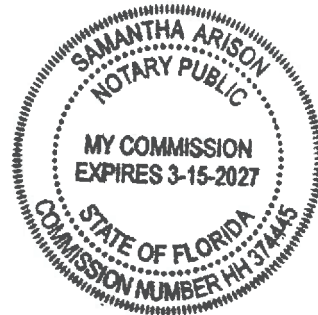
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or _____ online notarization, this 15th day of September, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification.
My

Commission Expires: 03-15-27

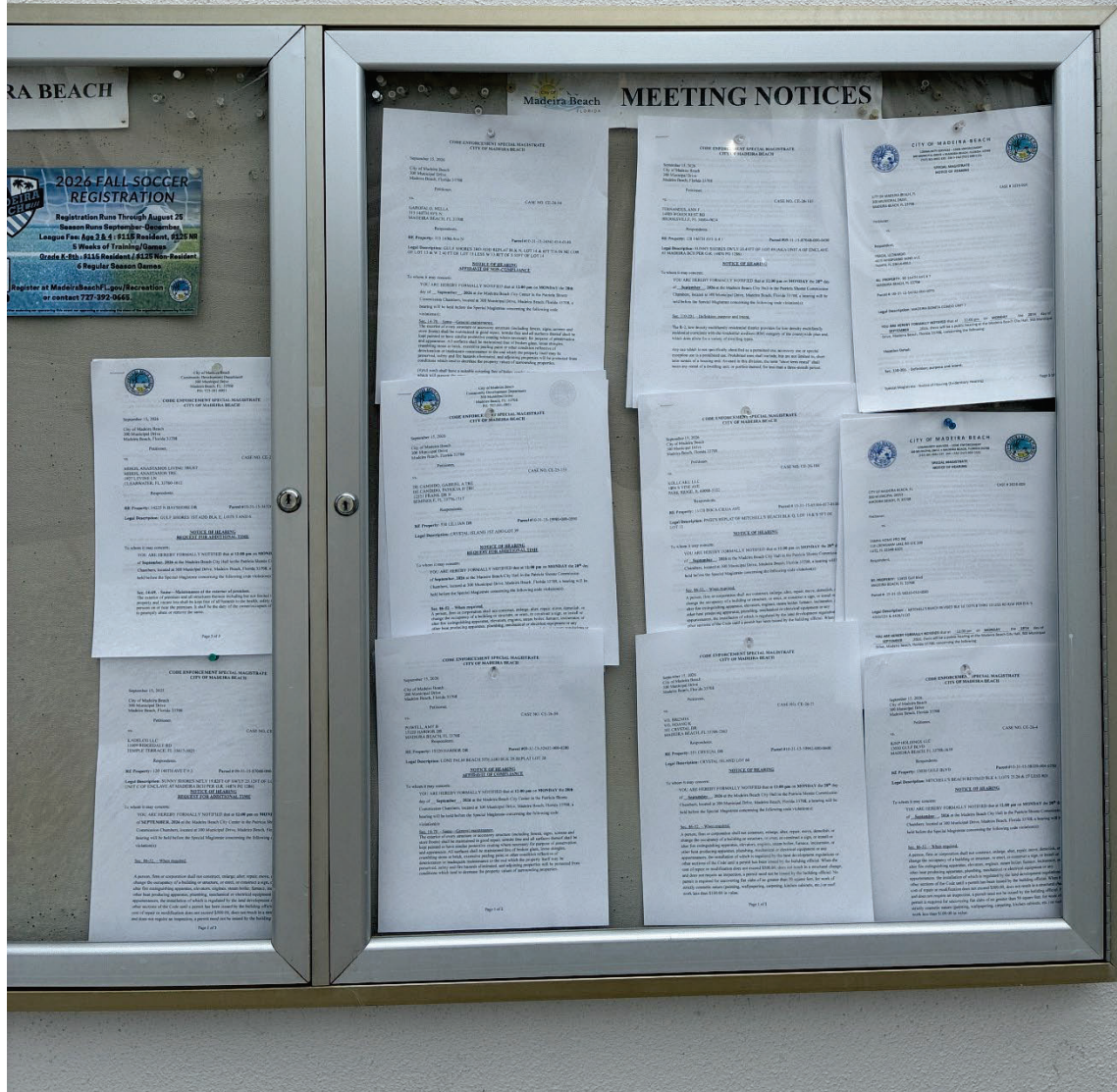
Notary Public- State of Florida

Samantha Arison
Print or type Name. Samantha Arison





September 15, 2026 at 3:42:17 PM





Parcel Summary
(as of 15-Sep-2026)

Parcel Number

15-31-15-65304-010-0110

- Owner Name
LAHUTI, A RYAN
LAHUTI, ISABELLA
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
13288 4TH ST E
MADEIRA BEACH, FL 33708
- Mailing Address
PO BOX 960
CRYSTAL BEACH, FL 34681-0960
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1972

Heated SF	Gross SF	Living Units	Buildings
2,756	3,456	4	1

Parcel Map



Year	Homestead	Use %	Status	Property Exemptions & Classifications	Item 5G.
2027	No	0%		No Property Exemptions or Classifications found. Please note that	
2026	No	0%		Ownership Exemptions (Homestead, Senior, Widow/Widower,	
2025	No	0%		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
22968/0506	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	20/69

2026 Preliminary Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$800,000	\$768,929	\$768,929	\$800,000	\$768,929

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$800,000	\$699,026	\$699,026	\$800,000	\$699,026
2024	N	\$800,000	\$635,478	\$635,478	\$800,000	\$635,478
2023	N	\$720,000	\$577,707	\$577,707	\$720,000	\$577,707
2022	N	\$625,000	\$525,188	\$525,188	\$625,000	\$525,188
2021	N	\$498,100	\$477,444	\$477,444	\$498,100	\$477,444

2025 Tax Information



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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
06-Nov-2024	\$0	U	I	LAHUTI A RYAN	LAHUTI A RYAN	22968/0506
14-Nov-2019	\$0	U	I	LAHUTI RYAN	LAHUTI A RYAN TRUSTEE	20785/2091
04-Sep-2018	\$445,000	Q	I	ZELMAN DOUGLAS V TRUSTEE	LAHUTI A RYAN	20195/1920
11-Jun-2015	\$684,600	U	I	ZELMAN DOUGLAS V TRUSTEE	ZELMAN DOUGLAS V TRUSTEE	18830/2358
21-Jan-2010	\$150,000	U	I	WELLS FARGO BANK N A	ZELMAN DOUGLAS V TR	16815/0637

2026 Land Information

Land Area: $\cong$ 4,060 sf | $\cong$ 0.09 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x104	\$5,300	40.00	FF	1.4806	\$313,887

2026 Building 1 Structural Elements and Sub Area Information

Item 5G.

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,856
Floor System:	Wood	Base Semi-finished (BSF):	900
Exterior Walls:	Frame/Reclad Alum/Viny	Garage (GRF):	0
Unit Stories:	1	Total Area SF:	2,756
Living Units:	4		3,456

Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Year Built: 1972
 Building Type: Duplex - 4-Plex
 Quality: Average
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Heating: Central Duct
 Cooling: Cooling (Central)
 Fixtures: 18
 Effective Age: 22

18	28	18
25	BSF	25
450	GRF	450
700		
18	28	18

2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ELEV RES	\$43,000.00	2	\$86,000	\$37,840	2003
PATIO/DECK	\$15.00	120.0	\$1,800	\$720	1972

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
201010003	ADDITION/REMODEL/RENOVATION	03/03/2010	\$28,285
PER-H-CB235021	MISCELLANEOUS	05/10/2001	\$2,300

Permit Number	Description	Issue Date	Estimated Value	Item 5G.
PER-H-CB225696	ROOF	11/09/2000	\$4,610	

Adam Ross, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Item 5G.

Pay online at pinellastaxcollector.gov

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$11492.81				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166324		MB

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960PARCEL NO.: 15/31/15/65304/010/0110
SITE ADDRESS: 13288 4TH ST E, MADEIRA BEACH
PLAT: 20 PAGE: 69
LEGAL:
PAGE'S REPLAT
OF MITCHELL'S BEACH
BLK J, LOT 11**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	699,026	0	699,026	3,175.19
HEALTH DEPARTMENT	0.0713	699,026	0	699,026	49.84
EMS	0.8050	699,026	0	699,026	562.72
SCHOOL-STATE LAW	3.0450	800,000	0	800,000	2,436.00
SCHOOL-LOCAL BD.	3.2480	800,000	0	800,000	2,598.40
MADEIRA BEACH	2.7500	699,026	0	699,026	1,922.32
SW FLA WTR MGMT.	0.1831	699,026	0	699,026	127.99
PINELLAS COUNTY PLN.CNCL.	0.0175	699,026	0	699,026	12.23
JUVENILE WELFARE BOARD	0.8250	699,026	0	699,026	576.70
SUNCOAST TRANSIT AUTHORITY	0.7300	699,026	0	699,026	510.29
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$11,971.68

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
	\$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$11,971.68
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$11492.81				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166324		MB

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960PARCEL NO.: 15/31/15/65304/010/0110
SITE ADDRESS: 13288 4TH ST E, MADEIRA BEACH
PLAT: 20 PAGE: 69
LEGAL:
PAGE'S REPLAT
OF MITCHELL'S BEACH
BLK J, LOT 11

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

DECEMBER 9, 2025

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960
Case Number: CE-25-179

RE Property: 13288 4TH ST E

Parcel #15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Began hurricane remodel without issued permit (created new hole in block wall for window, some electrical, new exterior doors)

Corrective Action(s):

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

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

Follow up date:

DECEMBER 23, 2025

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

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



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JULY 14, 2025

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960
Case Number: CE-25-179

RE Property: 13288 4TH ST E

Parcel #15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

NOTICE OF CODE VIOLATION

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Ordinance(s):

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Violation Detail(s):

Hurricane remodel and new window post flood.

Corrective Action(s):

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

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

Follow up date:

JULY 28, 2026

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

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



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



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.

2022 EXTERIOR DOOR



2026 EXTERIOR DOOR



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.

NEW INTERIOR DOORS/ BI FOLDS/ TRIM



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.

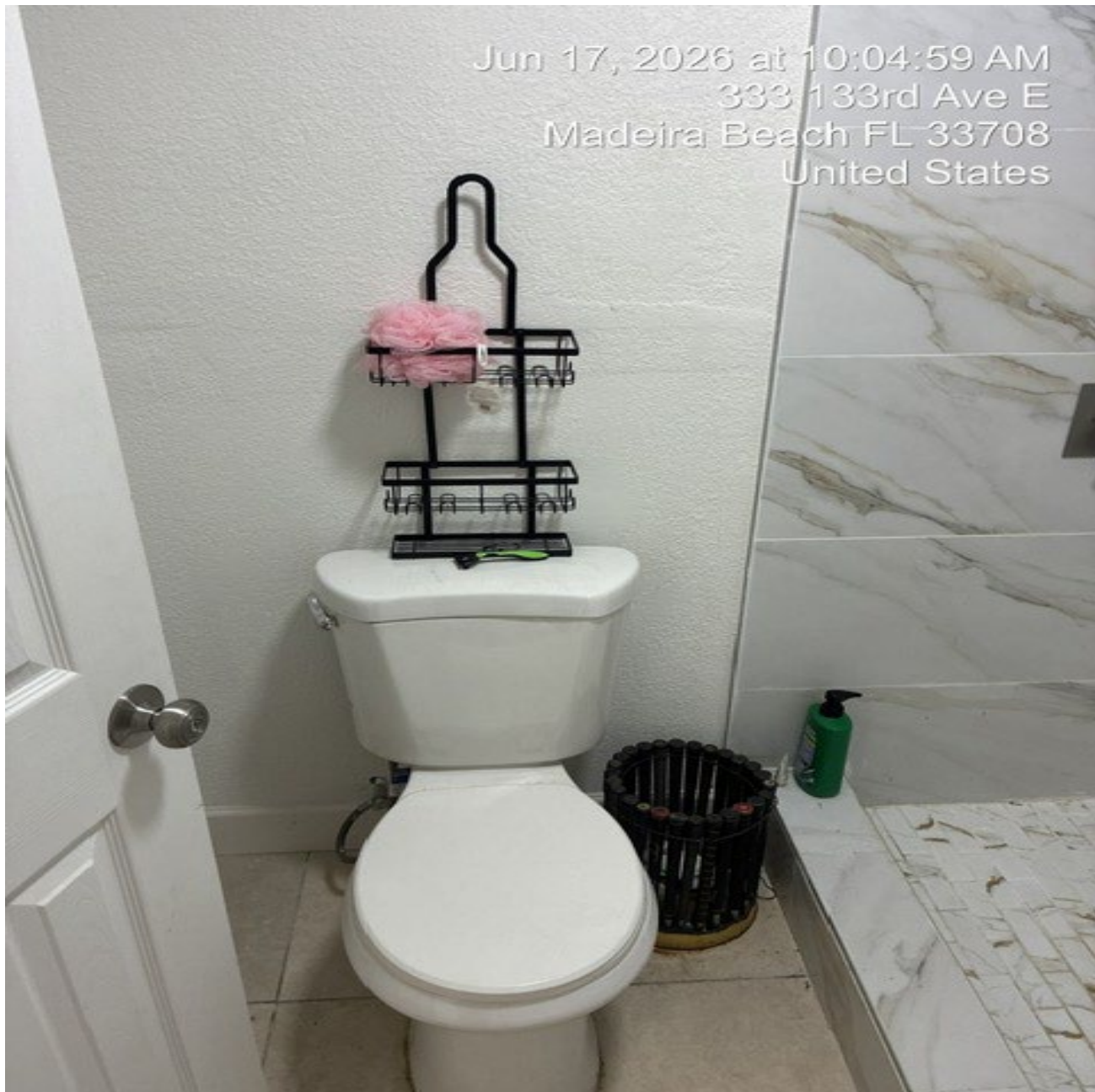


Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

NEW CABINETS & COUNTERTOPS



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.

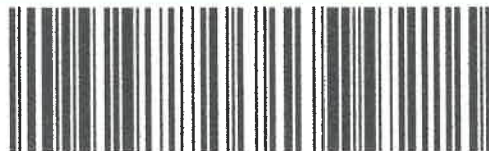
NEW SHOWER



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



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®

9589 0710 5270 4375 7795 13



quadiant

FIRST-CLASS MAIL
IMI**\$010.98⁰**07/13/2026 ZIP 33708
043M31233717**US POSTAGE**

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960
Case Number: CE-25-179



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

Item 5G.

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

September 16, 2026

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

Petitioner,

vs.

CASE NO. CE-25-179

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960

Respondents.

RE Property: 13288 4TH ST E

Parcel # 15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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



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

Item 5G.

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

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

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



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

Item 5G.

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

September 16, 2026

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

Petitioner,

vs.

CASE NO. CE-25-179

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960

Respondents.

RE Property: 13288 4TH ST E

Parcel # 15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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



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

Item 5G.

cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

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

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

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

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

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

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

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

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

Dated this 16 day of September, 2026.



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

Item 5G.

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



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

Item 5G.

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

September 16, 2026

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

Petitioner,

vs.

CASE NO. CE-25-179

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960

Respondents.

RE Property: 13288 4TH ST E

Parcel # 15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 16th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16th day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13288 4TH ST E, Parcel #15-31-15-65304-010-0110 the City of Madeira Beach.

On the 16th day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach;



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

Item 5G.

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.

A handwritten signature in blue ink that reads "Taylor Davis".

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or online notarization, this 16th day of September, 2026, by Taylor Davis, who is personally known to me, or produced as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

A handwritten signature in blue ink that reads "MARY ANN HEARN".

Print or type Name.



Sep 16, 2026 at 11:49:35 AM



Madison Beach, FL 33708
P.O. Box 900

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

September 16, 2026

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

Plaintiff:

vs.

Defendant:

CASE NO. CE-26-179

RE Property: 1328 4TH ST E **Parcel #** 15-26-15-65006-016-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK 8, LOT 11

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52 - When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is required 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 \$100.00, 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 minor painting, staining, wallpapering, carpeting, kitchen cabinets, etc. 3 or more work less than \$100.00 in value.

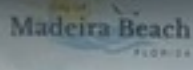


Sep 16, 2026 at 11:50:01 AM

Item 5G.



Sep 16, 2026 at 9:55:25 AM



CITY OF MADEIRA BEACH



2026 FALL SOCCER REGISTRATION

Registration Runs Through August 25
Season Runs September-December
League Fee: Age 2 & 4: \$115 Resident, \$125 NR
5 Weeks of Training/Games
Grade K-5th: \$115 Resident / \$125 Non-Resident
6 Regular Season Games

Register at MadeiraBeachFL.gov/Recreation
or contact 727-392-0665.

CITY OF MADEIRA BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Case No. CE-24-176

Plaintiff:
CITY OF MADEIRA BEACH

Respondent:
JANIS A. BROWN
JANIS A. BROWN
10000 N. BAYSHORE DR
MADEIRA BEACH, FL 33708

Subject:
VIOLATION OF CITY CODE

Allegation:
The above mentioned case and that the said property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Findings:
On the 16th day of September 2026, Taylor Davis personally appeared who stated that the property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Signature:
Taylor Davis
City of Madeira Beach

CITY OF MADEIRA BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Case No. CE-24-181

Plaintiff:
CITY OF MADEIRA BEACH

Respondent:
MEDITERRANEAN OF MADEIRA CONDO ASSN INC
10000 N. BAYSHORE DR
MADEIRA BEACH, FL 33708

Subject:
VIOLATION OF CITY CODE

Allegation:
The above mentioned case and that the said property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Findings:
On the 16th day of September 2026, Taylor Davis personally appeared who stated that the property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Signature:
Taylor Davis
City of Madeira Beach

CITY OF MADEIRA BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Case No. CE-24-178

Plaintiff:
CITY OF MADEIRA BEACH

Respondent:
JANIS A. BROWN
JANIS A. BROWN
10000 N. BAYSHORE DR
MADEIRA BEACH, FL 33708

Subject:
VIOLATION OF CITY CODE

Allegation:
The above mentioned case and that the said property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Findings:
On the 16th day of September 2026, Taylor Davis personally appeared who stated that the property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Signature:
Taylor Davis
City of Madeira Beach

CITY OF MADEIRA BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Case No. CE-24-182

Plaintiff:
CITY OF MADEIRA BEACH

Respondent:
JANIS A. BROWN
JANIS A. BROWN
10000 N. BAYSHORE DR
MADEIRA BEACH, FL 33708

Subject:
VIOLATION OF CITY CODE

Allegation:
The above mentioned case and that the said property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Findings:
On the 16th day of September 2026, Taylor Davis personally appeared who stated that the property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Signature:
Taylor Davis
City of Madeira Beach

CITY OF MADEIRA BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Case No. CE-24-179

Plaintiff:
CITY OF MADEIRA BEACH

Respondent:
JANIS A. BROWN
JANIS A. BROWN
10000 N. BAYSHORE DR
MADEIRA BEACH, FL 33708

Subject:
VIOLATION OF CITY CODE

Allegation:
The above mentioned case and that the said property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Findings:
On the 16th day of September 2026, Taylor Davis personally appeared who stated that the property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Signature:
Taylor Davis
City of Madeira Beach

CITY OF MADEIRA BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Case No. CE-24-183

Plaintiff:
CITY OF MADEIRA BEACH

Respondent:
JANIS A. BROWN
JANIS A. BROWN
10000 N. BAYSHORE DR
MADEIRA BEACH, FL 33708

Subject:
VIOLATION OF CITY CODE

Allegation:
The above mentioned case and that the said property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Findings:
On the 16th day of September 2026, Taylor Davis personally appeared who stated that the property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Signature:
Taylor Davis
City of Madeira Beach

CITY OF MADEIRA BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Case No. CE-24-184

Plaintiff:
CITY OF MADEIRA BEACH

Respondent:
JANIS A. BROWN
JANIS A. BROWN
10000 N. BAYSHORE DR
MADEIRA BEACH, FL 33708

Subject:
VIOLATION OF CITY CODE

Allegation:
The above mentioned case and that the said property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Findings:
On the 16th day of September 2026, Taylor Davis personally appeared who stated that the property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 09-16-2026.

Signature:
Taylor Davis
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-153

Petitioner,
vs.

DE CANDIDO, GABRIEL TRE
DE CANDIDO, PATRICIA H TRE
DE CANDIDO, GABRIEL A &
PATRICIA H TRUST,
530 Lillian Dr.
Madeira Beach, FL 33708,

Respondents.

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

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

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. Wellington DeSalva appeared as the Respondents' Engineer on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 530 Lillian Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

CRYSTAL ISLAND 1ST ADD LOT 59

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

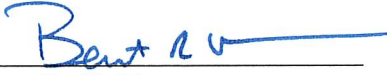
13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

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



Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **DE CANDIDO, GABRIEL TRE, DE CANDIDO, PATRICIA H TRE, DE CANDIDO, GABRIEL A & PATRICIA H TRUST, 530 Lillian Dr., Madeira Beach, FL 33708; and 12521 Frank Dr. N., Seminole, FL 33776;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal);** and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 6th day of July, 2026.


Bart R. Valdes

APPEALS

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

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

Mr. Connor M, Good afternoon,

Please accept this email as a formal request for an extension for both of Mr. De Candido's properties, as we are waiting for the planning review to be completed and the permits to be approved.

We request an additional 30 days, effective today (August 10th 2026).

Please let me know if we need to complete any additional forms or documents, or if this email request is sufficient.

Thank you,

--

Wellington Da Silva, BSc ME, PMP, BSc BM.

Blueprint Consulting & Construction.

Construction, Renovations, Project Management, Real Estate Investments.

Cell: 727-554-0592



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

Item 6A.

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

September 15, 2026

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

Petitioner,

vs.

CASE NO. CE-25-153

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

Respondents.

RE Property: 530 LILLIAN DR

Parcel #10-31-15-19980-000-0590

Legal Description: CRYSTAL ISLAND 1ST ADD LOT 59

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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



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

Item 6A.

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

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

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

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

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

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

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

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

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

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

Dated this 15 day of September, 2026.



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

Item 6A.

Connor Mecko

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



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

Item 6A.

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

September 15, 2026

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

Petitioner,

vs.

CASE NO. CE-25-153

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

Respondents.

RE Property: 530 LILLIAN DR

Parcel # 10-31-15-19980-000-0590

Legal Description: CRYSTAL ISLAND 1ST ADD LOT 59

AFFIDAVIT OF SERVICE

I, Connor Mecko, Code Compliance Specialist, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 15th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15th day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 530 LILLIAN DR, Parcel #10-31-15-19980-000-0590 the City of Madeira Beach.

On the 15th day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach;



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

Item 6A.

and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or online notarization, this 15th day of September, 2026, by Connor Mecko, who is personally known to me, or produced as identification.

My

Commission Expires: 10/30/2027

Notary Public- State of Florida

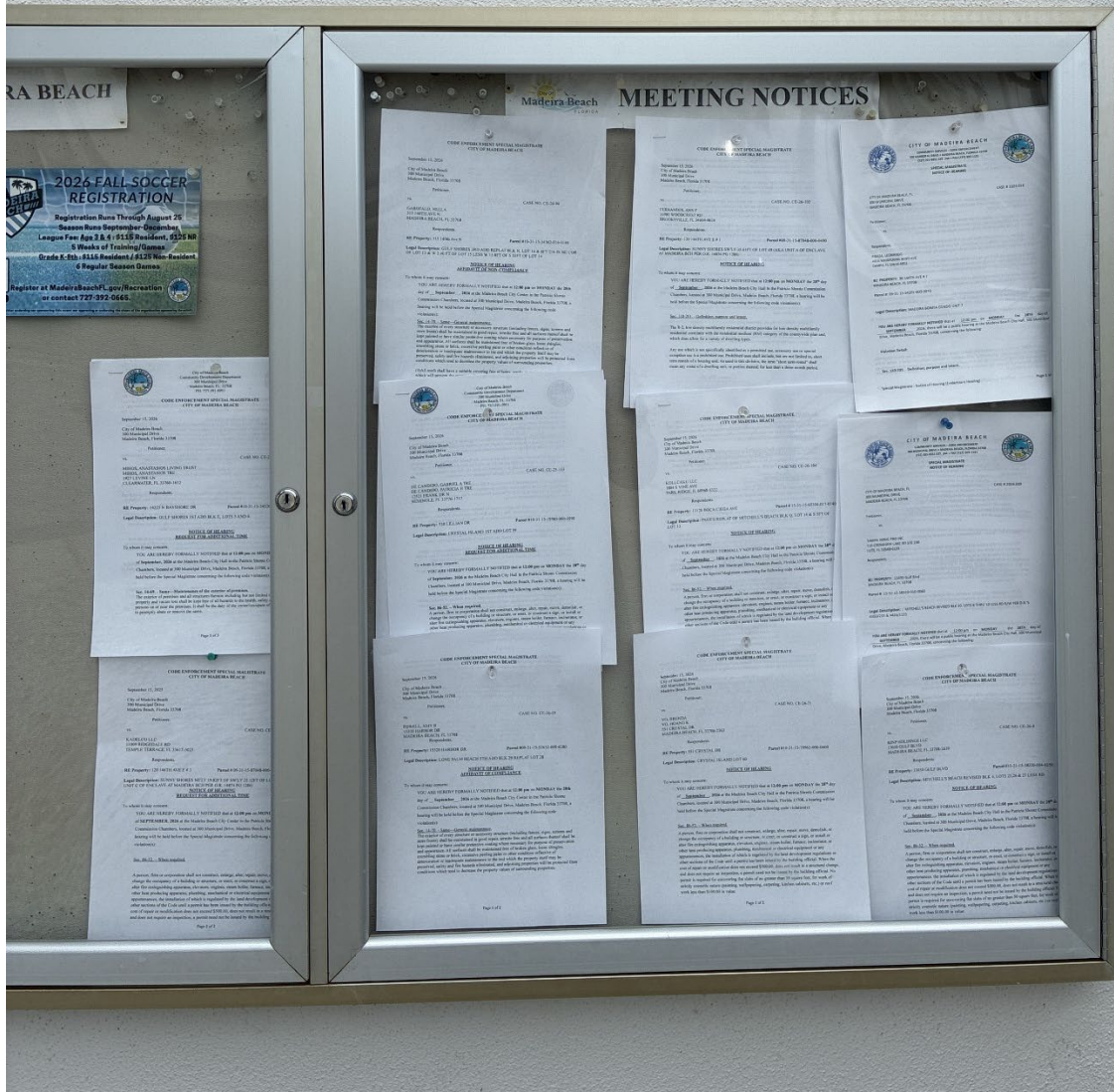
MARY ANN HEARN

Print or type Name.





September 15, 2026 at 3:42:17 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-7

Petitioner,
vs.

KADELCO LLC
120 146th Ave. E., #3
Madeira Beach, FL 33708,

Respondent.

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

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

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 120 146th Ave. E., #3, Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA
UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)**

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52. –When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace,

incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

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

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

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

10. The Respondent shall correct the above stated violation on or before August 5, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

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

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after August 5, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

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



Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **KADELCO LLC, 120 146th Ave. E., #3, Madeira Beach, FL 33708; 8409 Costa Bella**

Way, Temple Terrace, FL 33637; and 11009 Ridgedale Rd., Temple Terrace, FL 33617; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 20th day of July, 2026.



Bart R. Valdes

APPEALS

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

Dear Connor:

I am formally requesting an additional 30 days to come into compliance with the City regarding the property at 120 146th Ave E #3, Case No. CE-26-7

Thank you again for your assistance.

Federico Kallmann

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

September 15, 2025

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

Petitioner,

vs.

CASE NO. CE-26-7

KADELCO LLC
11009 RIDGEDALE RD
TEMPLE TERRACE, FL 33617-3025

Respondents.

RE Property: 120 146TH AVE E # 3

Parcel # 09-31-15-87048-000-0501

Legal Description: SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **SEPTEMBER, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

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

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

Dated this 15 day of September, 2025.

Connor Mecko

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

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

9/15/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-7

KADELCO LLC
11009 RIDGEDALE RD
TEMPLE TERRACE, FL 33617-3025

Respondents.

RE Property: 120 146TH AVE E # 3

Parcel #09-31-15-87048-000-0501

Legal Description: SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 120 146TH AVE E # 3, Parcel #09-31-15-87048-000-0501 the City of Madeira Beach.

On the 15 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 15th day of September, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

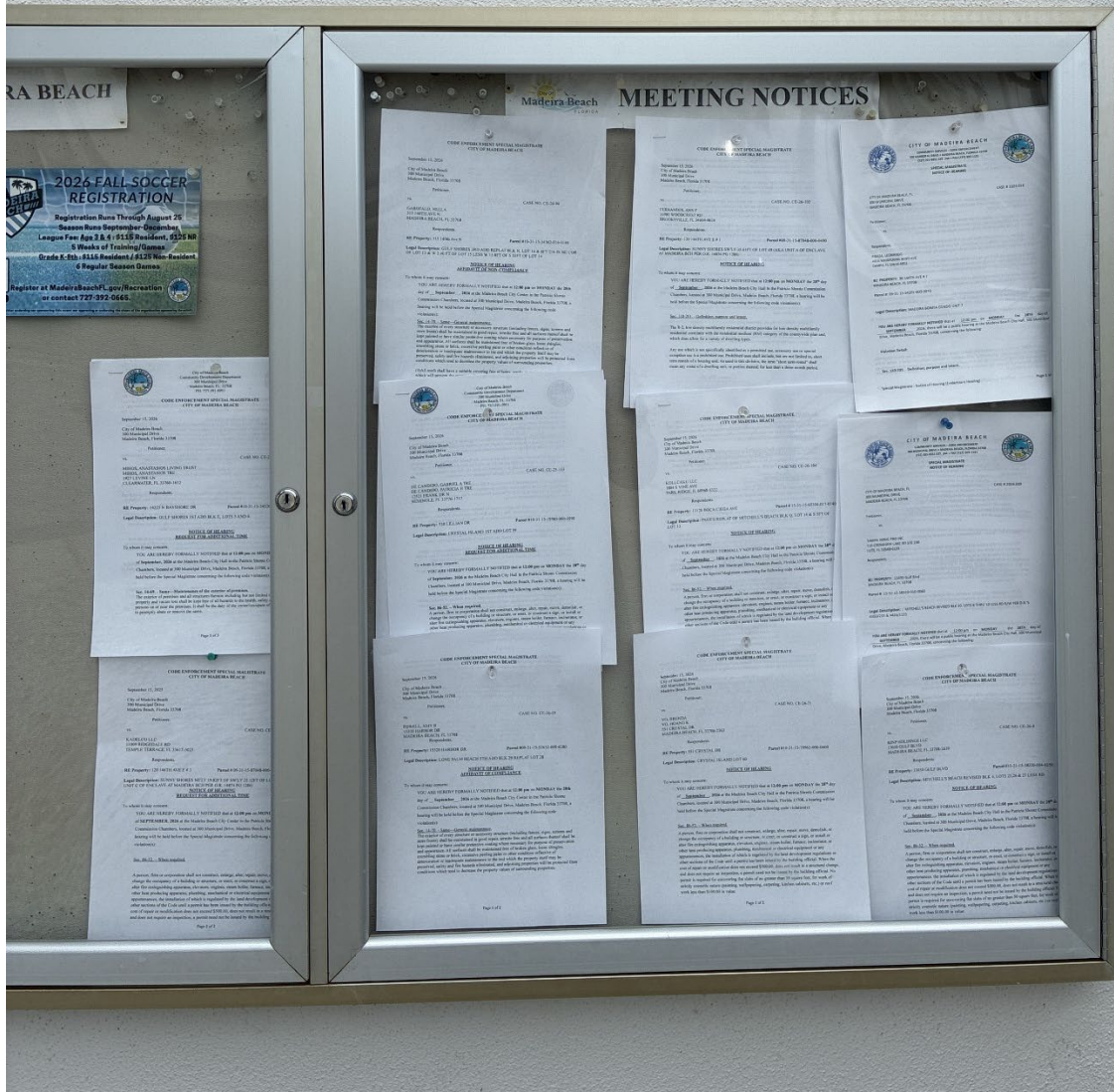
Print or type Name.



September 15, 2026 at 4:36:02 PM



September 15, 2026 at 3:42:17 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-18

Petitioner,
vs.

MIHOS, ANASTASIOS LIVING TRUST
MIHOS, ANASTASIOS TRE
14225 N. Bayshore Dr.
Madeira Beach, FL 33708,

Respondents.

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

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

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. Nile Nickel appeared as the General Contractor on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 14225 N. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 1ST ADD BLK E, LOTS 5 AND 6

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

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

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

such property to promptly abate or remove the same.

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

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

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

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

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

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before September 4, 2026.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Sections 14-69 and 14-70, of the Code of Ordinances of the City of Madeira Beach.

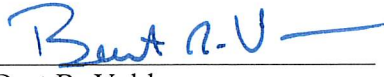
10. The Respondents shall correct the above stated violations on or before September 4, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

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

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violations set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after September 4, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

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


 Bart R. Valdes
 Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **MIHOS, ANASTASIOS LIVING TRUST and MIHOS, ANASTASIOS TRE, 14225 N. Bayshore Dr., Madeira Beach, FL 33708; and 1927 Levine Ln., Clearwater, FL 33760;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal);** and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 20th day of July, 2026.


 Bart R. Valdes

APPEALS

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

Good afternoon,

I'm reaching out to follow up on a voicemail just sent. I was hoping to get details for when the next Madeira Beach Special Magistrate Hearing might be before we go into the weekend.

Additionally, if there are any major permitting concerns regarding 14225 Bayshore Drive N that are still outstanding to address in it.

I also wanted to provide a general update, as it looks like we'll be able to be started with the stucco in the next 10-14 days or sooner. I estimate it might take just over a week to finish, but as some areas won't include use of wire lath, I'd like to speak with the building officials regarding it as well.

Don't need answers to everything but wanted to make your end aware. Hope you have a great Friday.

Thank you,
Nile L. Nickel



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

Item 6C.

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

September 15, 2026

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

Petitioner,

vs.

CASE NO. CE-25-18

MIHOS, ANASTASIOS LIVING TRUST
MIHOS, ANASTASIOS TRE
1927 LEVINE LN
CLEARWATER, FL 33760-1612

Respondents.

RE Property: 14225 N BAYSHORE DR

Parcel #10-31-15-34326-005-0050

Legal Description: GULF SHORES 1ST ADD BLK E, LOTS 5 AND 6

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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



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

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

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

(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.



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

Item 6C.

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 September, 2026.

Connor Mecko

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



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

Item 6C.

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

September 15, 2026

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

Petitioner,

vs.

CASE NO. CE-25-18

MIHOS, ANASTASIOS LIVING TRUST
MIHOS, ANASTASIOS TRE
1927 LEVINE LN
CLEARWATER, FL 33760-1612

Respondents.

RE Property: 14225 N BAYSHORE DR

Parcel # 10-31-15-34326-005-0050

Legal Description: GULF SHORES 1ST ADD BLK E, LOTS 5 AND 6

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15th day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14225 N BAYSHORE DR, Parcel #10-31-15-34326-005-0050 the City of Madeira Beach.

On the 15th day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach;



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

Item 6C.

and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

**Connor Mecko, Community Policing Officer
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 September, 2026, by Connor Mecko, who is personally known to me, or produced as identification.
My

Commission Expires: 03-15-27

Notary Public- State of Florida

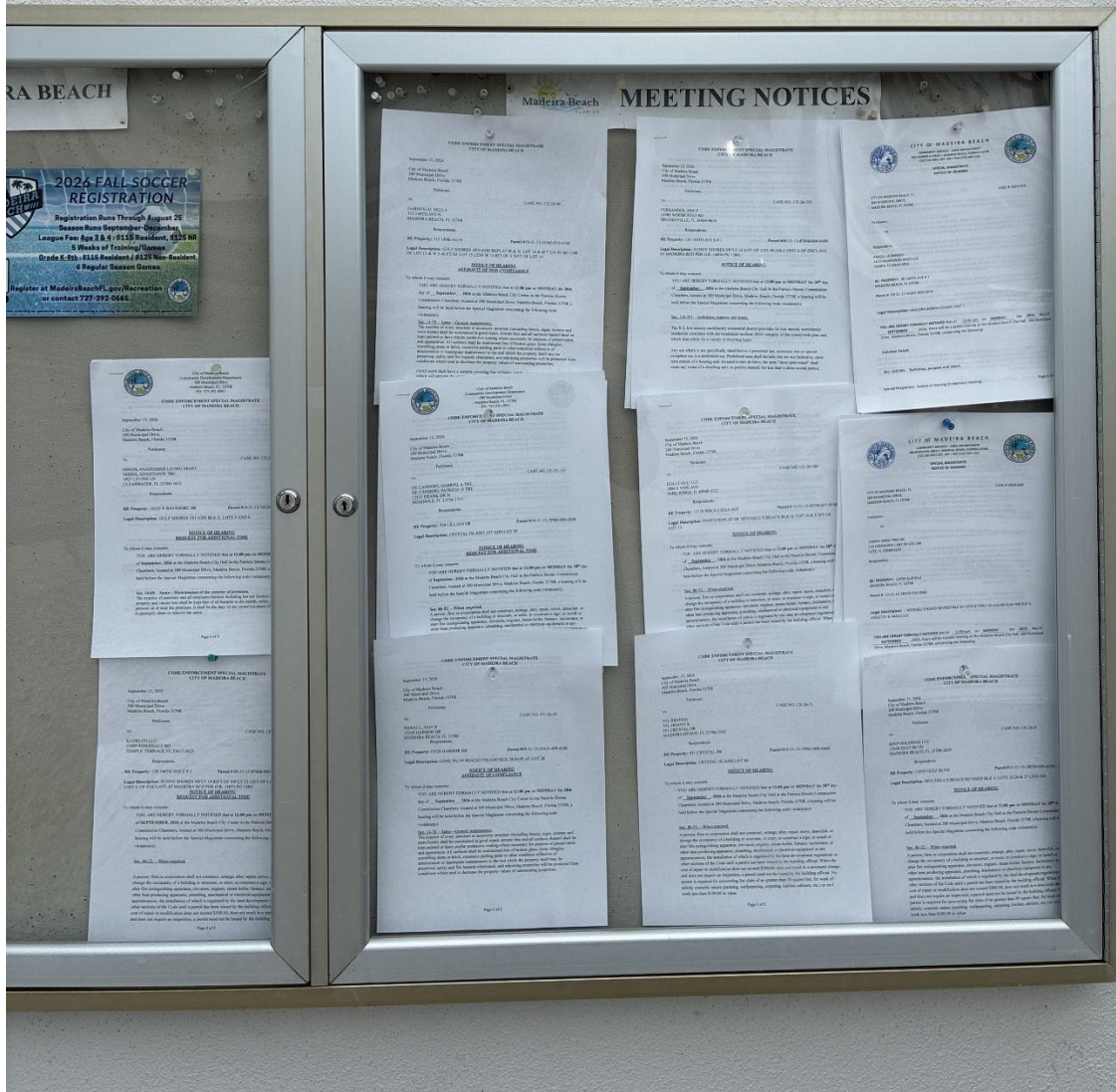
Samantha Arison

Print or type Name. Samantha Arison





September 15, 2026 at 3:42:17 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-94

Petitioner,
vs.

Nella Garofalo,
315 140th Ave. N.
Madeira Beach, FL 33708,

Respondent.

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

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

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 315 140th Ave. N., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF
LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14**

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. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of

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

(4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

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

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

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 14-70, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to repair or replace the roof.

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

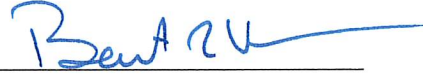
12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after July 22, 2026, and the fine shall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

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

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


Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Nella Garofalo, 315 140th Ave. N., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 6th day of July, 2026.



Bart R. Valdes

APPEALS

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

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

September 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

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

Madeira Beach Notice of Violation: 10-22-2024

Madeira Beach Special Magistrate Order: 07-22-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 7-23-2026

Connor Mecko

Connor Mecko, Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 15th day of September 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Mary Ann Hearn
Notary



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

September 15, 2026

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

Petitioner,

vs.

CASE NO. CE-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 315 140th Ave N

Parcel #10-31-15-34362-014-0140

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable

durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

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

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

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

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

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

Dated this 15 day of September , 2026.

Connor Mecko

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

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

9/15/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 315 140TH AVE N

Parcel #10-31-15-34362-014-0140

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 315 140TH AVE N, Parcel #10-31-15-34362-014-0140 the City of Madeira Beach.

On the 15 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of
☒ physical presence or _____ online notarization, this 15th day of September, 2026, by Connor
Mecko, who is personally known to me, or produced _____ as identification. My
Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

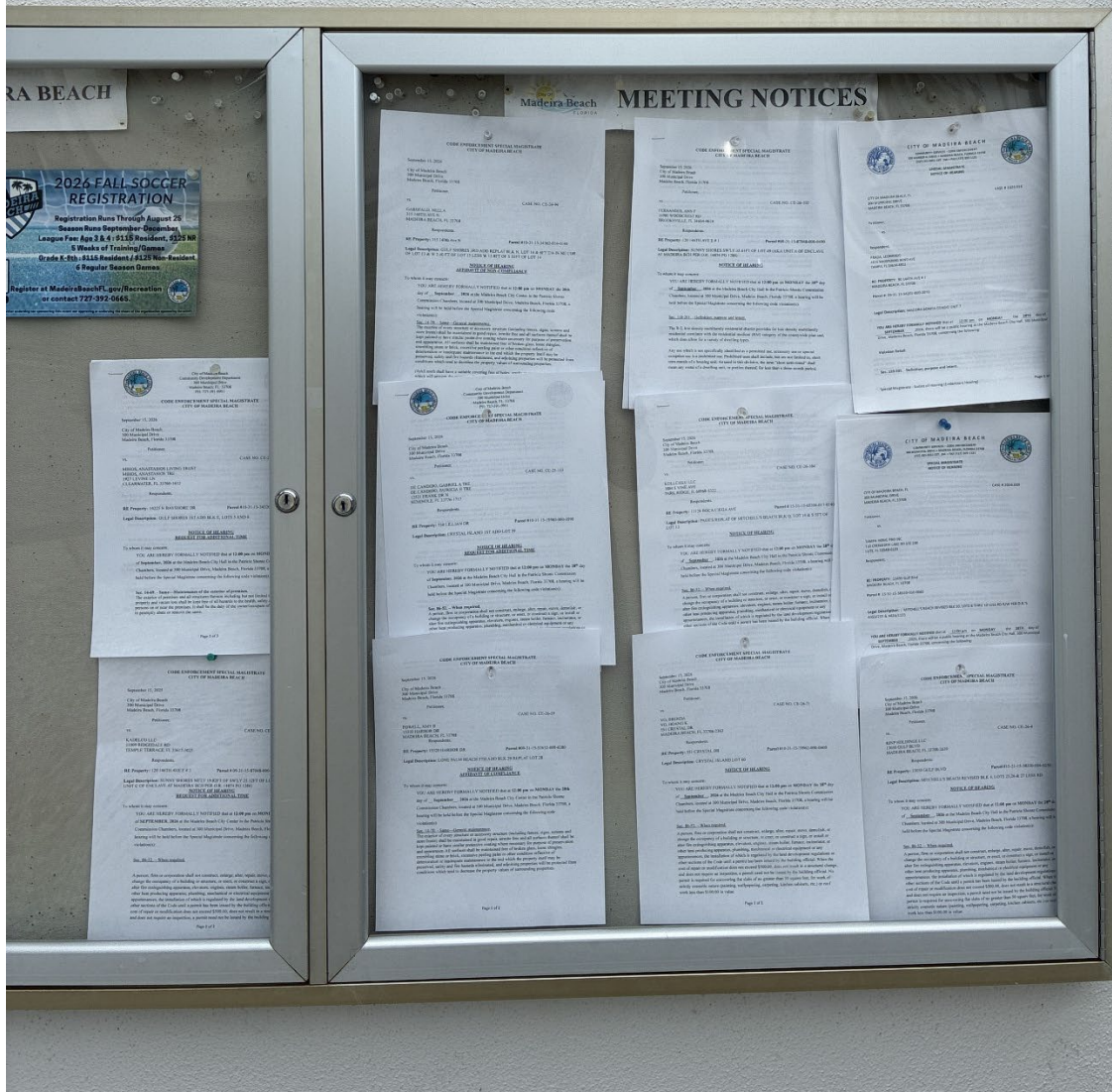
Print or type Name.



September 15, 2026 at 4:17:45 PM



September 15, 2026 at 3:42:17 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-59

Petitioner,
vs.

POWELL, AMY B
15320 Harbor Dr.
Madeira Beach, FL 33708,

Respondent.

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

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

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. The Respondent, Amy Powell, appeared at the hearing.
3. No one provided public comment.
4. The property in question is located at 15320 Harbor Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 28

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. 14-70. - 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. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before October 4, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 14-70, of the Code of Ordinances of the City of Madeira Beach.

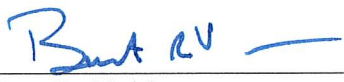
10. The Respondent shall correct the above stated violation on or before October 4, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to remove or repair the dock.

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

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after October 4, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

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


Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **POWELL, AMY B, 15320 Harbor Dr., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to

the City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708, on this 20th day of July, 2026.


Bart R. Valdes

APPEALS

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

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

September 15, 2025

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

Petitioner,

vs.

CASE NO. CE-26-59

POWELL, AMY B
15320 HARBOR DR
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 04-23-2026

Madeira Beach Special Magistrate Order: 10-04-2026

In the above-mentioned case and find that said property is in compliance with Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 09-01-2026

Connor Mecko

Connor Mecko, Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 15th day of September 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Mary Ann Hearn

Notary



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

September 15, 2026

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

Petitioner,

vs.

CASE NO. CE-26-59

POWELL, AMY B
15320 HARBOR DR
MADEIRA BEACH, FL 33708
Respondents.

RE Property: 15320 HARBOR DR

Parcel #09-31-15-52632-000-0280

Legal Description: LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 28

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

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

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

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

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

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

Dated this 15 day of September, 2026.

Connor Mecko

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

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

9/15/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-59

POWELL, AMY B
15320 HARBOR DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 15320 HARBOR DR

Parcel #09-31-15-52632-000-0280

Legal Description: LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 28

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 231 E MADEIRA AVE, Parcel #09-31-15-60858-000-0450 the City of Madeira Beach.

On the 15 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 15th day of September, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

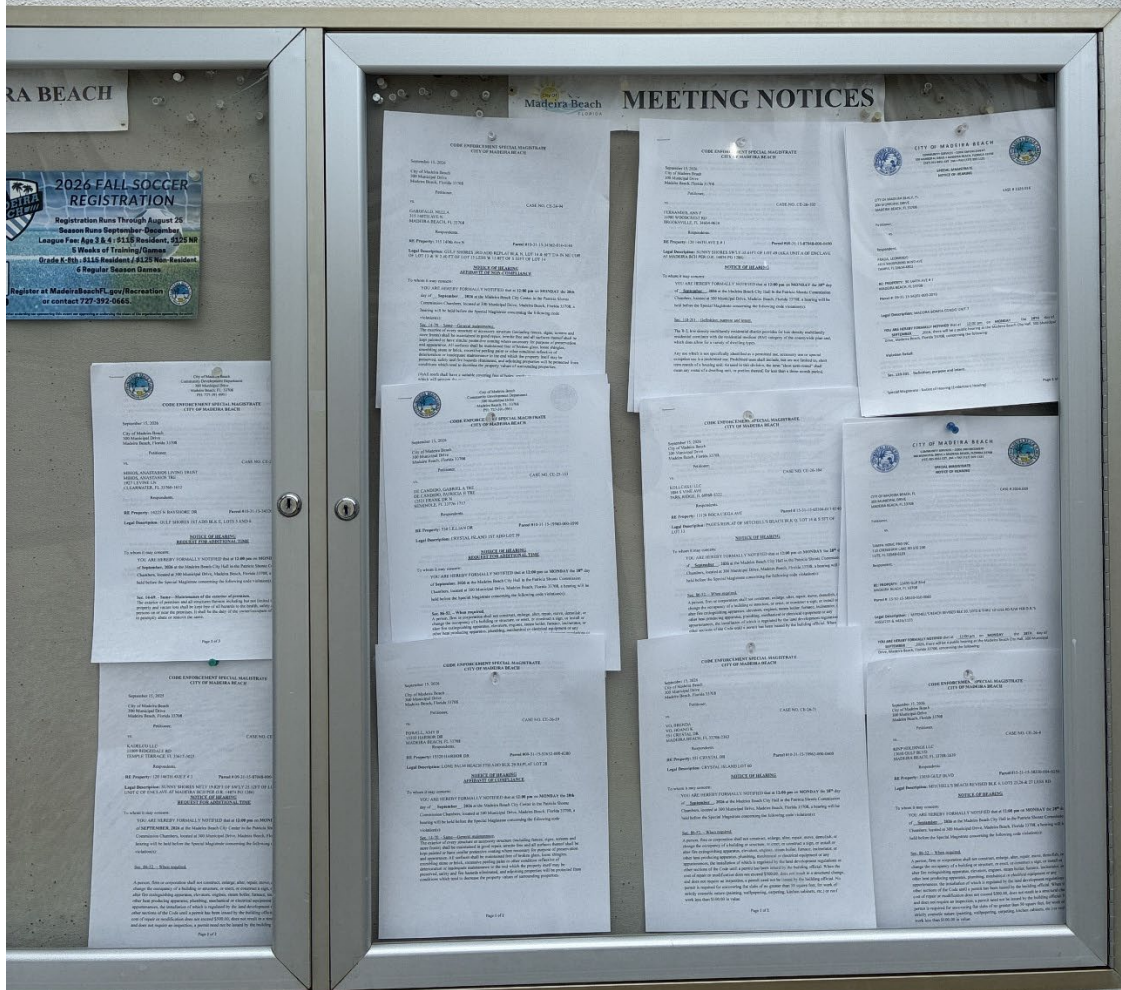
Print or type Name.



September 15, 2026 at 3:54:47 PM



September 15, 2026 at 3:42:17 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-22

Petitioner,

vs.

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
500 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 July 6, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Taylor Davis, provided testimony on behalf of the City.
2. Joe Deloca appeared on behalf of the Respondents as their contractor.
3. No one provided public comment.
4. The property in question is located at 500 Normandy Rd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52. –When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace,

incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

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

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

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

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

11. Upon complying, the 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 August 5, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

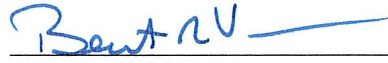
DONE AND ORDERED this 20th day of July, 2026.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **FLA BEACH BLESSINGS LLC, and ADVANTA IRA SERVICES LLC, 500 Normandy Rd., Madeira Beach, FL 33708; and 18700 Gulf Blvd., Unit 5, Indian Shores, FL**

33785; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 20th day of July, 2026.



Bart R. Valdes

APPEALS

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-22

Petitioner,

vs.

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
500 Normandy Rd.
Madeira Beach, FL 33708,

Respondents.

ORDER EXTENDING COMPLIANCE DEADLINE

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

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

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



Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **FLA BEACH BLESSINGS LLC, and ADVANTA IRA SERVICES LLC, 500 Normandy Rd., Madeira Beach, FL 33708; and 18700 Gulf Blvd., Unit 5, Indian Shores, FL 33785;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal);** and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 27th day of August, 2026.



Bart R. Valdes

APPEALS

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

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

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 26-22

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

Respondents.

AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 05-20-26

Madeira Beach Special Magistrate Order: 09-23-26

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 09-09-2026.



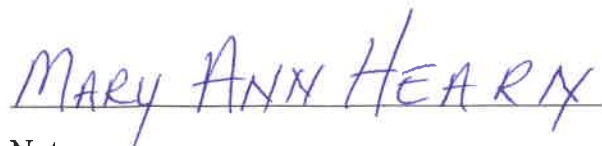
Taylor Davis, Permit and Code Compliance Specialist

STATE OF FLORIDA

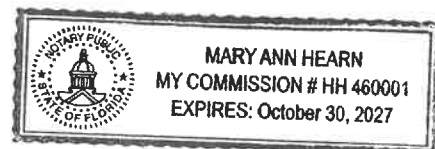
COUNTY OF PINELLAS

Before me on this 16th day of September 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL



Notary



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

SEPTEMBER 16, 2026

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

Petitioner,

vs.

CASE NO. CE-26-22

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

Respondents.

RE Property: 500 NORMANDY RD

Parcel #10-31-15-43272-000-0580

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **Monday** the **28th** day of **September 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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.

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

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

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

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

Dated this 16 day of September, 2026.



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

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

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-22

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

Respondents.

RE Property: 500 NORMANDY RD

Parcel #10-31-15-43272-000-0580

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 16 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 500 NORMANDY RD, Parcel #10-31-15-43272-000-0580 the City of Madeira Beach.

On the 16 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



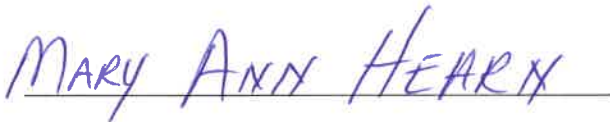
**Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach**

STATE OF FLORIDA

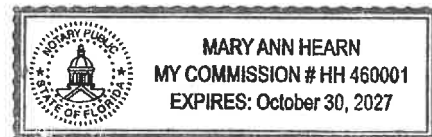
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 16th day of September, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida



Print or type Name.



APPROVED BY THE
CITY MASTER GENERAL

U.S.
M

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

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 26-22

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

Respondents,

AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 05-20-26
Madeira Beach Special Magistrate Order: 09-21-26

In the above-captioned case and find that said property is in compliance with Sec. 86-12 of the Code of City of Madeira Beach, Florida, as of 09-09-2026.

Taylor Davis
Taylor Davis, Permit and Code Compliance Specialist

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on this 16th day of September 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

Mary Ann Healey
Notary

SEAL

Sep 16, 2026 at 11:59:50 AM

Item 6F.





CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-91

Petitioner,

vs.

OLIVA LAND & SAND LLC,
11 Lynn Way
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 October 27, 2025, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Taylor Davis provided testimony on behalf of the City.
2. Jason Sanchez appeared on behalf of the Respondent as the Contractor for the owner.
3. No one provided public comment.
4. The property in question is located at 11 Lynn Way, Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

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

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52. – When required.

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

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

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before November 26, 2025.

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

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

10. The Respondent shall correct the above stated violation on or before November 26, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain an after-the-fact building permit.

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

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after November 26, 2025, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 17th day of November, 2025.


Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **OLIVA LAND & SAND LLC, 11 Lynn Way, Madeira Beach, FL 33708; and 3104 N. Armenia Ave., Ste. 1, Tampa, FL 33607**, by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 17th day of November, 2025.



Bart R. Valdes

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**

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 25-91

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

Respondents.

AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 07-03-2025

Madeira Beach Special Magistrate Order: 11-26-2025

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 07-06-2026.



Taylor Davis, *Permit and Code Compliance Specialist*

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 16th day of September 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



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

SEPTEMBER 16, 2026

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

Petitioner,

vs.

CASE NO. CE-25-91

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

Respondents.

RE Property: 11 LYNN WAY

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

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

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **Monday** the **28th** day of **September 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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.

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.

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

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

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

Dated this 16 day of September, 2026.



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

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

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-91

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

Respondents.

RE Property: 11 LYNN WAY

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

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

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 16 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 11 LYNN WAY, Parcel #10-31-15-34452-231-0050 the City of Madeira Beach.

On the 16 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



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

STATE OF FLORIDA

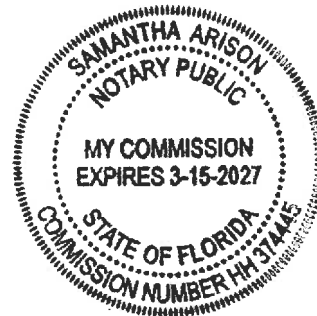
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 16th day of September, 2026, by Taylor Davis, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name Samantha Arison



Sep 16, 2026 at 12:04:53 PM

CODE ENFORCEMENT SPECIALIST CONTRACT
CITY OF MADRID BEACH

SEPTEMBER 16, 2026
City of Madrid Beach
300 Municipal Drive
Madrid Beach, Florida 33708

Plaintiff,

vs.

CASE NO. 25-41

OLIVA LAND & SAND LLC
3300 N ARDENIA AVE STE 1
TAMPA, FL 33607

Respondent.

AFFIDAVIT OF COMPLIANCE

I, Taylor Davis, Permit and Code Compliance Specialist, have personally examined the property described in
Madrid Beach Notice of Violation: 87-03-2025
Madrid Beach Special Magistrate Order: 11-26-2025

In the above-captioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madrid Beach, Florida, as of 07-06-2026.

Taylor Davis
Taylor Davis, Permit and Code Compliance Specialist

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on this 16th day of September 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

Somerville Davis
Notary



Sep 16, 2026 at 12:05:01 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-181

Petitioner,

vs.

MEDITERRANEAN OF MADEIRA
CONDO ASSN INC.,
13910 Gulf Blvd.
Madeira Beach, FL 33708,

Respondent.

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

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on January 26, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Taylor Davis provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 13910 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON
ELEMENTS**

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52. – When required.

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

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

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

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

7. The 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 February 25, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52 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 February 26, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

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 February 25, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

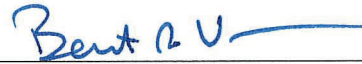
13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 16th day of February, 2026.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **MEDITERRANEAN OF MADEIRA CONDO ASSN INC., 13910 Gulf Blvd., Madeira Beach, FL 33708; and Walter E. Smith, Esq., 1301 Fourth St. N., St. Petersburg, Florida 33701**, 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 February, 2026.



Bart R. Valdes

APPEALS

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

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

SEPTEMBER 16, 2026

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

Petitioner,

vs.

CASE NO. CE-25-181

MEDITERRANEAN OF MADEIRA CONDO ASSN INC
13910 GULF BLVD
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

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

Madeira Beach Notice of Violation: 12-30-2025

Madeira Beach Special Magistrate Order: 2-25-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 86-52 and Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 09-16-2026



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

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 16th day of September 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



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

SEPTEMBER 16, 2026

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

Petitioner,

vs.

CASE NO. CE-25-181

MEDITERRANEAN OF MADEIRA CONDO ASSN INC
13910 GULF BLVD
MADEIRA BEACH, FL 33708

Respondents.

RE Property: GULF BLVD

Parcel #15-31-15-56996-000-0001

Legal Description: MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON ELEMENTS

NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **Monday** the **28th** day of **September 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

Sec. 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 Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951.

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

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

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

Dated this 16 day of September, 2026.

A handwritten signature in cursive script, appearing to read "Taylor Davis", written over a horizontal line.

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

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

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-181

MEDITERRANEAN OF MADEIRA CONDO ASSN INC
13910 GULF BLVD
MADEIRA BEACH, FL 33708

Respondents.

RE Property: GULF BLVD

Parcel #15-31-15-56996-000-0001

Legal Description: MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON
ELEMENTS

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 16 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING
via Certified Mail, Return Receipt Requested.

On the 16 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING
via First Class mail.

On the 16 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on
the property located at GULF BLVD, Parcel #15-31-15-56996-000-0001 the City of Madeira
Beach.

On the 16 day of September, 2026, I caused the attached NOTICE OF HEARING to be
posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that
said papers remain posted at the Municipal Government Offices for a period of not less than
ten days from the date of posting.



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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 16th day of September, 2026, by Taylor Davis, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida


Print or type Name. Samantha Arison



Sep 16, 2026 at 12:11:38 PM

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADIERA BEACH

SEPTEMBER 16, 2026

City of Madiera Beach
306 Municipal Drive
Madiera Beach, Florida 32768

Petitioner,

vs.

CASE NO. CE-25-181

MEDITERRANEAN OF MADIERA CONDO ASSOCIATION
13910 GOLF BLVD
MADIERA BEACH, FL 32768

Respondent.

STATEMENT OF NON-COMPLIANCE

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

Madiera Beach Notice of Violation: 03-30-2025
Madiera Beach Special Magistrate Order: 0-25-2026

In the above mentioned case and find that said property is not in compliance with Sec. 8a-52 and Sec. 14-26 of the Code of City of Madiera Beach, Florida, as of 09-16-2026.

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

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on this 16th day of September 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

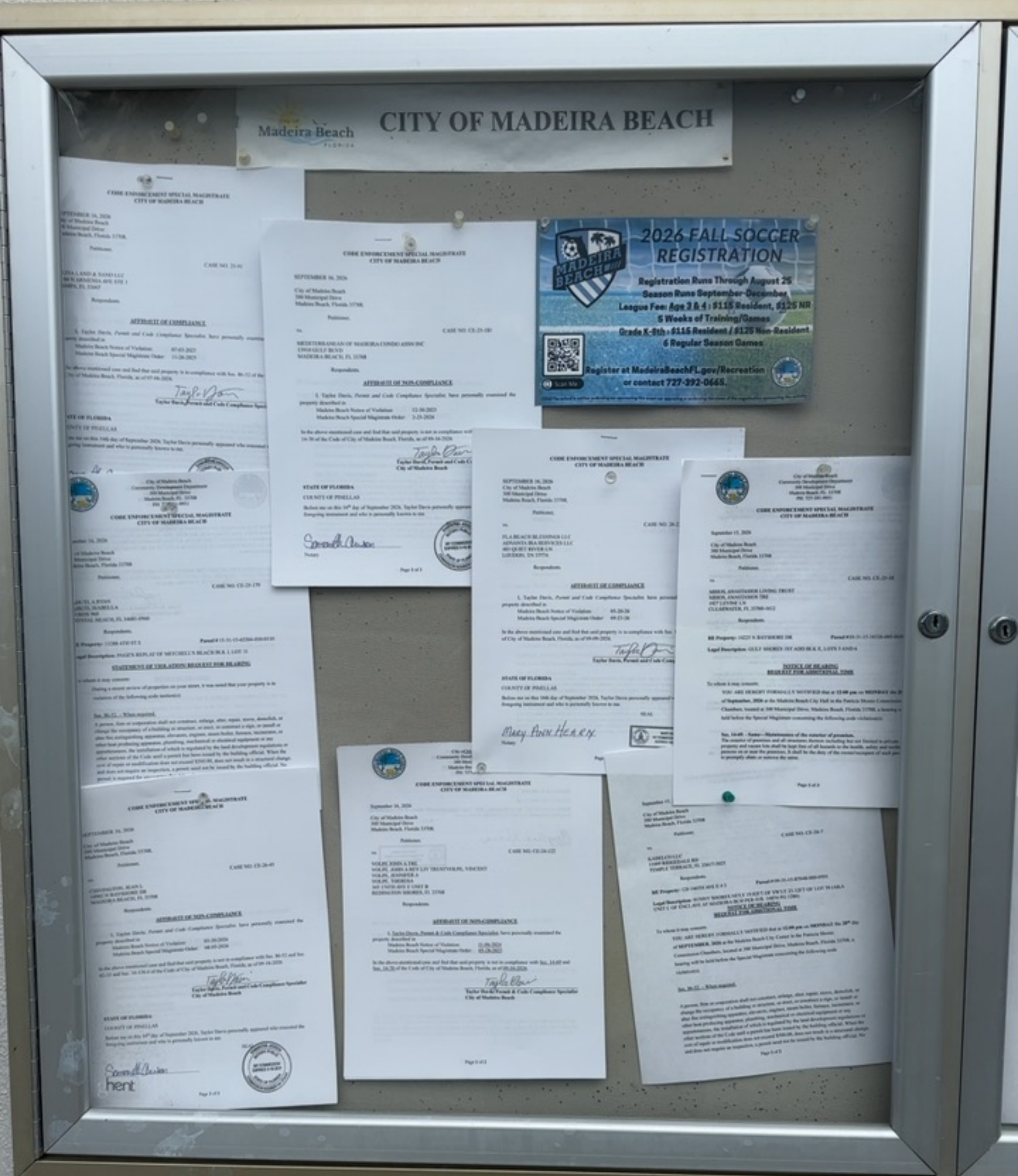
Smash Austin
Notary



Sep 16, 2026 at 12:11:46 PM



Sep 16, 2026 at 9:55:25 AM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-45

Petitioner,
vs.

CHIVINGTON, JEAN L
14902 N. Bayshore Dr.
Madeira Beach, FL 33708,

Respondent.

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

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

Findings of Fact:

1. The City was represented by the City Attorney, and Taylor Davis, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 14902 N. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

NORTH MADEIRA SHORES LOT 96

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52. –When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical

equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 62-33. - Compliance required.

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

Sec. 14-130.4. - License required.

(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property. (b) No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

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

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

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, 62-33, and 14-130.4, of the Code of Ordinances of the City of Madeira Beach.

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

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

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after August 5,

2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

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



Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **CHIVINGTON, JEAN L, 14902 N. Bayshore Dr., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 20th day of July, 2026.



Bart R. Valdes

APPEALS

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

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

SEPTEMBER 16, 2026

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

Petitioner,

vs.

CASE NO. CE-26-45

CHIVINGTON, JEAN L
14902 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

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

Madeira Beach Notice of Violation: 03-30-2026

Madeira Beach Special Magistrate Order: 08-05-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 86-52 and Sec. 62-33 and Sec. 14-130.4 of the Code of City of Madeira Beach, Florida, as of 09-16-2026



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

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 16th day of September 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



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

SEPTEMBER 16, 2026

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

Petitioner,

vs.

CASE NO. CE-26-45

CHIVINGTON, JEAN L
14902 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14902 N BAYSHORE DR

Parcel #09-31-15-60858-000-0960

Legal Description: NORTH MADEIRA SHORES LOT 96

NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **Monday** the **28th** day of **September 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

Sec. 62-33. - Compliance required.

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

Sec. 14-130.4. - License required.

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

(b) No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

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

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

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

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

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

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that

a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

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

Dated this 16 day of September, 2026.

A handwritten signature in cursive script, appearing to read "Taylor Davis", written over a horizontal line.

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

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

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-45

CHIVINGTON, JEAN L
14902 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14902 N BAYSHORE DR

Parcel #09-31-15-60858-000-0960

Legal Description: NORTH MADEIRA SHORES LOT 96

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 16 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14902 N BAYSHORE DR, Parcel #09-31-15-60858-000-0960 the City of Madeira Beach.

On the 16 day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 16th day of September, 2026, by Taylor Davis, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison

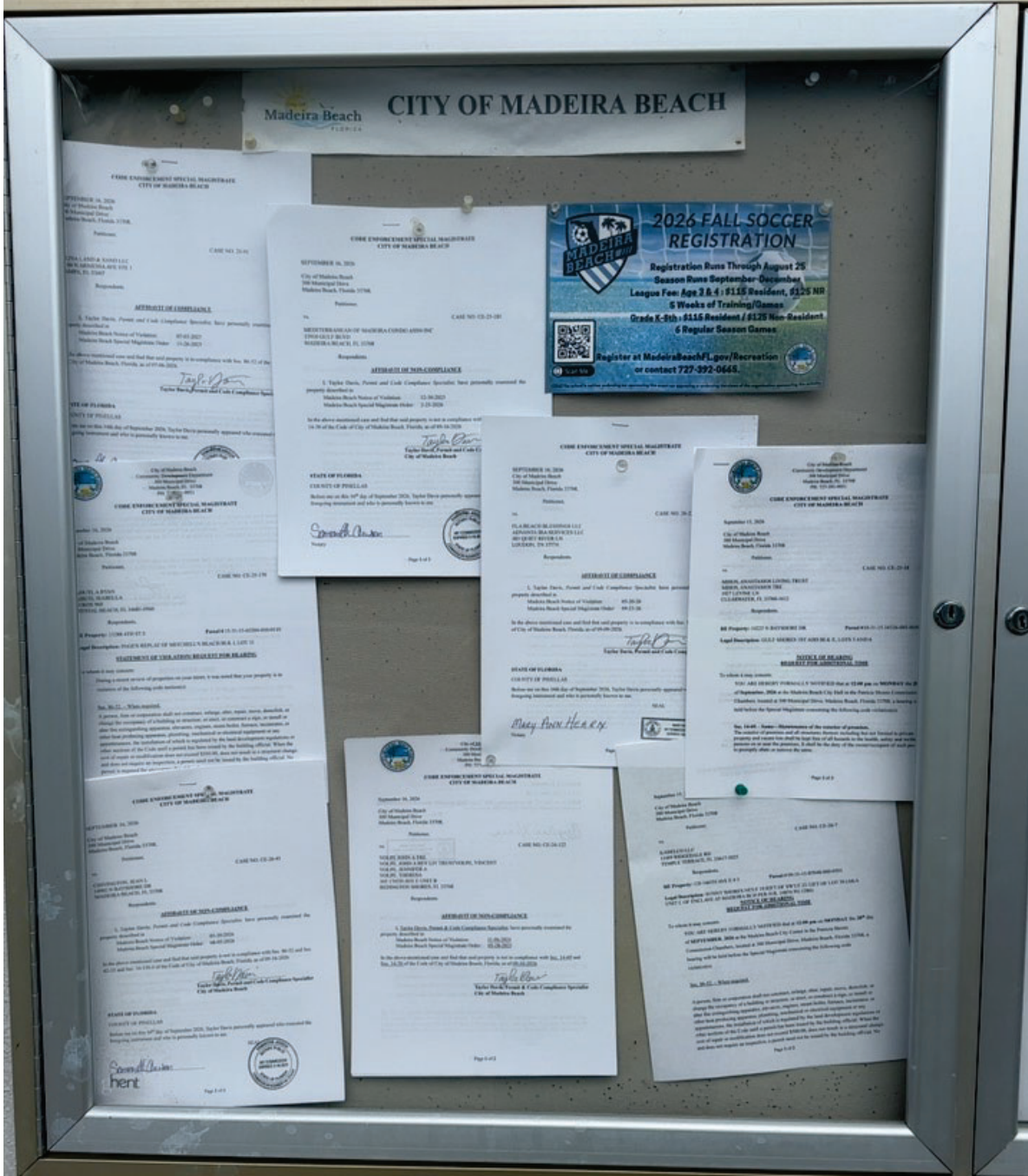




Sep 16, 2026 at 12:24:28 PM

Item 61.





CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-122

Petitioner,

vs.

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A.
VOLPE, THERESA,
13715 Gulf Blvd.
Madeira Beach, FL 33708,

Respondents.

**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 April 28, 2025, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Holden Pinkard provided testimony on behalf of the City.
2. John Volpe appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 13715 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 14-69.- 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.

(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.

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

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

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before May 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 14-69 and 14-70 of the Code of Ordinances of the City of Madeira Beach.

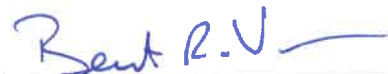
10. The Respondents shall correct the above stated violation on or before May 28, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain building permit and make all repairs or demolish structure.

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 \$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 May 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 12th day of May, 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: **VOLPE JOHN A TRE, VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT VOLPE, JENNIFER A VOLPE, THERESA, 13715 Gulf Blvd., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 12th day of May, 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).

DSK Law
609 W. Horatio St.
Tampa, FL 33606



9314 8699 0430 0135 0312 63
RETURN RECEIPT (ELECTRONIC)

Item 6J.



Total Postage: \$8.16

VOLPE JOHN A TRE, VOLPE,
JOHN A REV LIV TRUST VOLPE,
VINCENT VOLPE, JENNIFER A VOLPE, THERESA
13715 Gulf Blvd.
Madeira Beach, FL 33708

Reference Number: 50893



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

Item 6J.

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

September 16, 2026

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

Petitioner,

vs.

CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
165 174TH AVE E UNIT B
REDINGTON SHORES, FL 33708

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

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

Madeira Beach Notice of Violation: 11-06-2024

Madeira Beach Special Magistrate Order: 05-28-2025

In the above-mentioned case and find that said property is not in compliance with Sec. 14-69 and Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 09-16-2026.

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



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

Item 6J.

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 16th day of September 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Mary Ann Hearn
Notary





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

Item 6J.

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

September 16, 2026

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

Petitioner,

vs.

CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
165 174TH AVE E UNIT B
REDINGTON SHORES, FL 33708

Respondents.

RE Property: 13715 GULF BLVD

Parcel # 15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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



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.

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

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.



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

Item 6J.

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

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

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

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

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

Dated this 16 day of September, 2026.

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



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

Item 6J.

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

September 16, 2026

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

Petitioner,

vs.

CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
165 174TH AVE E UNIT B
REDINGTON SHORES, FL 33708

Respondents.

RE Property: 13715 GULF BLVD

Parcel # 15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 16th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING
via Certified Mail, Return Receipt Requested.

On the 16th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING
via First Class mail.

On the 16th day of September, 2026, I posted a copy of the attached NOTICE OF HEARING
on the property located at 13715 GULF BLVD, Parcel #15-31-15-34488-000-0060 the City of
Madeira Beach.

On the 16th day of September, 2026, I caused the attached NOTICE OF HEARING to be
posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach;



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

Item 6J.

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.

A handwritten signature in blue ink that reads "Taylor Davis".

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 16th day of September, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

A handwritten signature in blue ink that reads "MARY ANN HEARN".

Print or type Name.



Aug 5, 2026 at 12:43:24 PM



Aug 5, 2026 at 12:43:16 PM

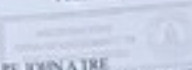


Sep 16, 2026 at 11:53:47 AM


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

September 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708.

Petitioner,

vs. 

CASE NO. CE-24-122

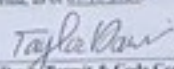
**VOLPE, JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
165 174TH AVE E UNIT B
REDINGTON SHORES, FL 33708**

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

I, Taylor Davis, Permit & Code Compliance Specialist, have personally examined the property described in:
Madeira Beach Notice of Violation: 11-06-2024
Madeira Beach Special Magistrate Order: 05-28-2025

In the above-mentioned case and find that said property is not in compliance with Sec. 14-69 and Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 09-16-2026.


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



Sep 16, 2026 at 11:53:55 AM



Sep 16, 2026 at 9:55:25 AM

