



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

**Tuesday, February 24, 2026 at 2:00 PM  
Commission Chambers, 300 Municipal Drive,  
Madeira Beach, FL 33708**

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

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**1. CALL TO ORDER**

**2. PUBLIC COMMENT**

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

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

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

**3. SPECIAL MAGISTRATE STATEMENT**

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

**5. NEW BUSINESS**

**A.** CE-25-144: 14097 E. Parsley Dr.

**B.** CE-25-160: 14190 W. Parsley Dr.

**C.** CE-25-186: 600 Flamingo Dr.

**D.** CE-25-178: 575 Normandy Rd.

**6. OLD BUSINESS**

## **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](mailto:mforbes@madeirabeachfl.gov).*



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
**(as of 13-Feb-2026)**

Parcel Number

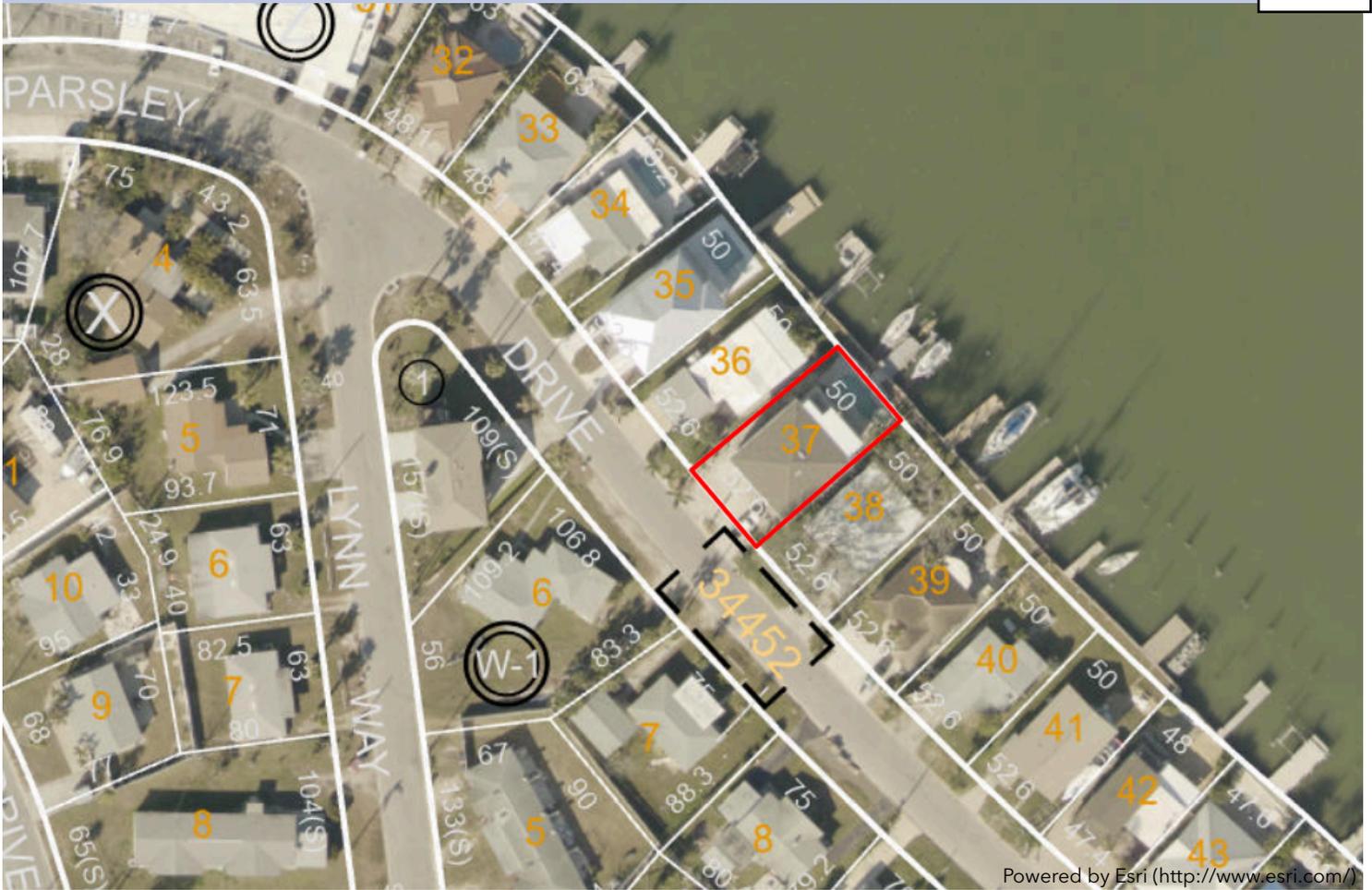
**10-31-15-34416-026-0370**

- Owner Name  
**BARKER, MARY M**  
**RAGAN, PHILIP K**
- Property Use  
**0110 Single Family Home**
- Site Address  
**14097 E PARSLEY DR**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**14097 E PARSLEY DR**  
**MADEIRA BEACH, FL 33708-2301**
- Legal Description  
**GULF SHORES 6TH ADD BLK Z, LOT 37**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1956**

Living SF	Gross SF	Living Units	Buildings
<b>1,641</b>	<b>2,112</b>	<b>1</b>	<b>1</b>

Item 5A.

**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
12112/0203	\$771,200	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	23/74

**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$664,093	\$363,749	\$308,027	\$333,749	\$308,027

Item 5A.

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$760,270	\$353,498	\$298,498	\$323,498	\$298,498
2023	Y	\$833,265	\$343,202	\$288,202	\$313,202	\$288,202
2022	Y	\$724,216	\$333,206	\$278,206	\$303,206	\$278,206
2021	Y	\$550,264	\$323,501	\$268,501	\$293,501	\$268,501
2020	Y	\$478,980	\$319,035	\$264,035	\$289,035	\$264,035

**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
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
17-Jul-2002	\$331,000	<a href="#">Q</a>	I	BARZEE JAYNE M	RAGAN, PHILIP K	<a href="#">12112/0203</a>
19-Jun-1995	\$165,000	<a href="#">Q</a>	I	HARBOLD CHARLES H JR	BARZEE, JAYNE M.	<a href="#">09024/0139</a>
21-Mar-1991	\$130,000	<a href="#">Q</a>	I	HODGES RICHARD R	HARBOLD, CHARLES H. JR	<a href="#">07521/0712</a>
21-Mar-1991	\$100	<a href="#">U</a>	I	MARTINSON JOE A JR	HARBOLD, CHARLES H. JR	<a href="#">07521/0710</a>
21-Mar-1991	\$100	<a href="#">U</a>	I	HODGES RICHARD R	HARBOLD, CHARLES H. JR	<a href="#">07521/0711</a>

**2025 Land Information**

Land Area:  $\cong$  5,131 sf |  $\cong$  0.11 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x100	\$10,300	50.00	FF	1.0700	\$551,050

**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	2025 Extra Features
Foundation:	Continuous Footing Poured

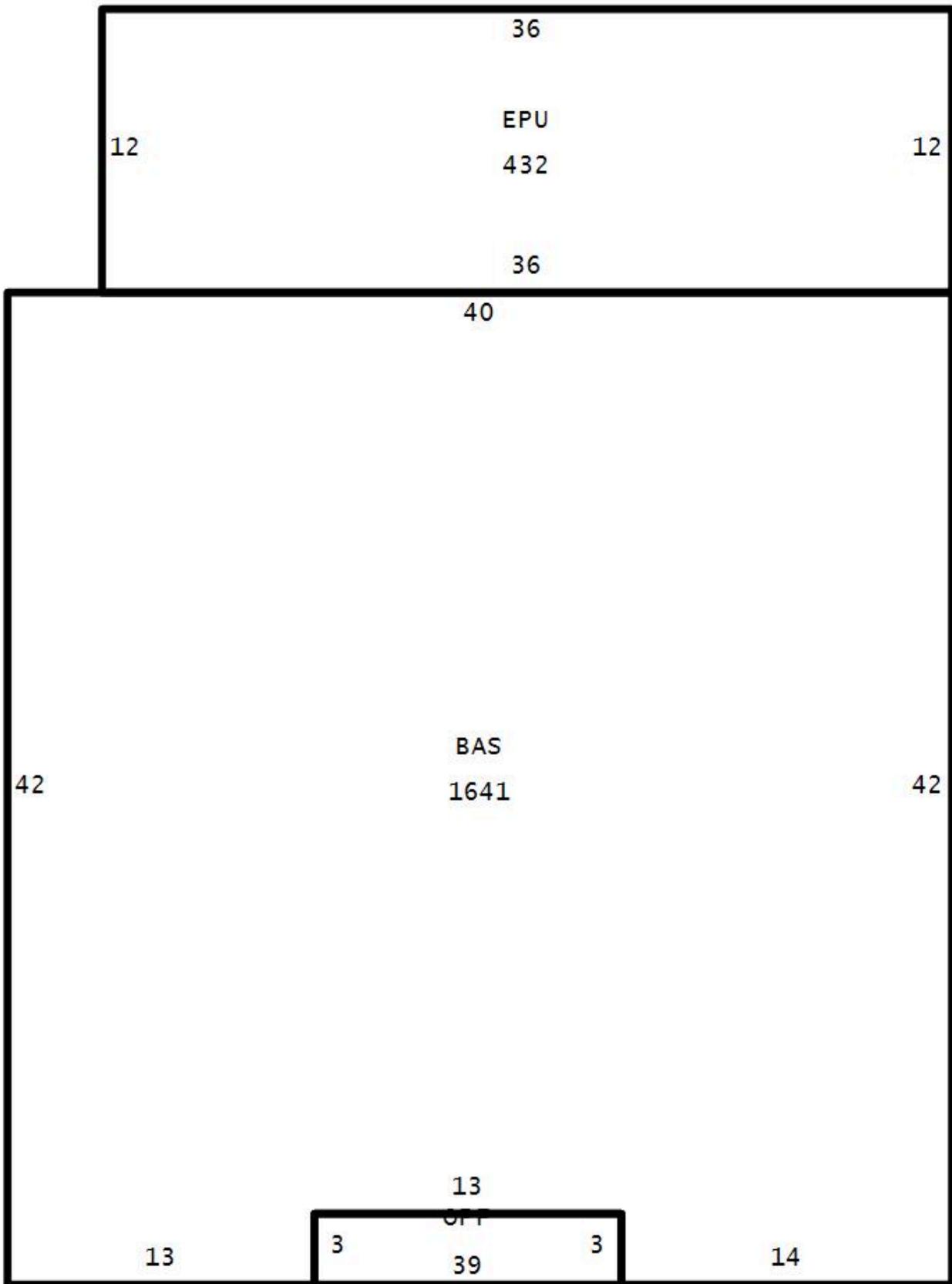
**Structural Elements**

Floor System:	Slab On Grade
Exterior Walls:	Concrete Block
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1956
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Upgrade
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	7
Effective Age:	36

Sub Area	Living Area SF	Gross SF
Base (BAS):	1,641	1,641
Enclosed Porch Unfinished (EPU):	0	432
Open Porch (OPF):	0	39
<b>Total Area SF:</b>	<b>1,641</b>	<b>2,112</b>

Item 5A.

Item 5A.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$4,000.00	1	\$4,000	\$1,600	2000

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y <span style="border: 1px solid black; padding: 2px;">Item 5A.</span>
BT LFT/DAV	\$17,000.00	1	\$17,000	\$6,800	1995
DOCK	\$62.00	286.0	\$17,732	\$7,093	1995
PATIO/DECK	\$28.00	67.0	\$1,876	\$750	1995
PATIO/DECK	\$28.00	260.0	\$7,280	\$3,349	2004
POOL	\$59,000.00	1	\$59,000	\$27,140	2004
SHED	\$24.00	10.0	\$240	\$106	2003
SPA/JAC/HT	\$19,000.00	1	\$19,000	\$8,740	2004

### Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">2024-4144-DRWY</a>	CONC PAVE/DRIVEWAY	02/05/2025	\$32,786
<a href="#">2024-2643-ROOF</a>	ROOF	08/27/2024	\$11,880
<a href="#">2024-2633-BWDS</a>	WINDOWS/DOORS	06/26/2024	\$31,410
<a href="#">2023-2436-PLBG</a>	PLUMBING	11/01/2023	\$2,150
<a href="#">BR20230138</a>	ADDITION/REMODEL/RENOVATION	02/14/2023	\$385,000
<a href="#">R20210085</a>	ROOF	02/02/2021	\$8,689
<a href="#">P3694306</a>	DOCK	03/14/2006	\$0
<a href="#">PER-H-CB301827</a>	POOL	08/19/2004	\$34,848
<a href="#">PER-H-CB259701</a>	ROOF	08/13/2002	\$4,798

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

OCTOBER 23, 2025

BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH FL 33708-2301  
Case Number: CE-25-144

**RE Property:** 14097 E PARSLEY DR

**Parcel #**10-31-15-34416-026-0370

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 37

**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. 110-719. - Fencing.

All swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet and in compliance with the provisions of article VI, division 3 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.

(Code 1983, § 20-610(3))

**Violation Detail(s):**

Residential pool missing required minimum barrier.

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

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain a fence building permit.

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

Follow up date:

**NOVEMBER 6, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-742-1645**

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



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



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

NOVEMBER 7, 2025

BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH FL 33708-2301  
Case Number: CE-25-144

**RE Property:** 14097 E PARSLEY DR

**Parcel #**10-31-15-34416-026-0370

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 37

**NOTICE OF CODE VIOLATION**

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**Ordinance(s):**

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**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain a fence building permit.

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

Follow up date:

**NOVEMBER 21, 2025**

**City of Madeira Beach  
Building Department  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-742-1645**

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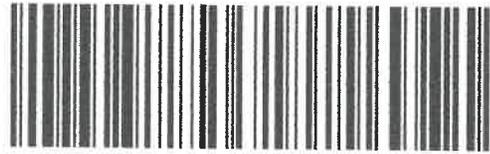


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**CERTIFIED MAIL®**



300 Municipal Drive  
Madeira Beach, Florida 33708



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BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH FL 33708-2301  
Case Number: CE-25-144

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

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

Petitioner,

vs.

CASE NO. 25-144

BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

Respondents.

**RE Property:** 14097 E PARSLEY DR

**Parcel #**10-31-15-34416-026-0370

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 37

**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. 110-719. - Fencing.

All swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet and in compliance with the provisions of article VI, division 3 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.

(Code 1983, § 20-610(3))

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

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



---

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

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

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

Petitioner,

vs.

CASE NO. 25-144

BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

Respondents.

**RE Property:** 14097 E PARSLEY DR

**Parcel #**10-31-15-34416-026-0370

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 37

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit 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 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14097 E PARSLEY DR, Parcel #10-31-15-34416-026-0370 the City of Madeira Beach.

On the 13 day of February, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

*Taylor Davis*

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

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization, this 13th day of February, 2026, by Taylor Davis, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

*MARY ANN HEARN*

Print or type Name.



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

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

Petitioner,

vs.

CASE NO. 25-144

BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

Respondents.

**RE Property:** 14097 E PARSLEY DR

**Parcel #** 10-31-15-34416-026-0370

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 37

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **TUESDAY** the **24<sup>th</sup>** day of **FEBRUARY, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 110-719. - Fencing.

All swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet and in compliance with the provisions of article VI, division 3 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.

(Code 1983, § 20-610(3))

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

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

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

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

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

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

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.

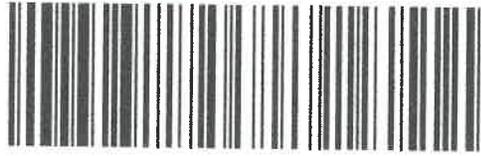
Dated this 13 day of February 2026.

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



300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



9589 0710 5270 3775 0269 20



BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

Feb 13, 2026 at 12:06:42 PM







Mike Twitty, MAI, CFA  
Pinellas County Property Appraiser

**Parcel Summary**  
(as of 13-Feb-2026)

Parcel Number

**10-31-15-34416-026-0080**

- Owner Name  
**ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA**
- Property Use  
**0110 Single Family Home**
- Site Address  
**14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2353**
- Legal Description  
**GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**2015**

Living SF	Gross SF	Living Units	Buildings
<b>2,871</b>	<b>7,024</b>	<b>1</b>	<b>1</b>

**Parcel Map**



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

**Exemptions**

Item 5B.

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%		<b>Miscellaneous Parcel Info</b>			
2025	Yes	100%					
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17939/2320	\$2,201,200	278.02	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	23/74

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,848,185	\$901,027	\$850,305	\$876,027	\$850,305

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$2,036,974	\$875,634	\$825,634	\$850,634	\$825,634
2023	Y	\$1,850,081	\$850,130	\$800,130	\$825,130	\$800,130
2022	Y	\$1,656,185	\$825,369	\$775,369	\$800,369	\$775,369
2021	Y	\$1,244,226	\$801,329	\$751,329	\$776,329	\$751,329
2020	Y	\$1,027,143	\$790,265	\$740,265	\$765,265	\$740,265

**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
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
08-Mar-2013	\$350,000	<a href="#">Q</a>	I	BARROS KENNETH	ROCHOWICZ BRIAN	17939/2320
10-Jan-2012	\$255,000	<a href="#">Q</a>	I	GABERT GREGORY J	BARROS KENNETH	17465/1848
31-Dec-1997	\$170,000	<a href="#">Q</a>	I	RUSSELL DORIS F	GABERT, GREGORY J	09954/2071
13-May-1996	\$0	<a href="#">U</a>	I	FRANCE DORIS R	RUSSELL, DORIS F.	09340/0595
31-Dec-1969	\$19,500	<a href="#">U</a>				03114/0527

**2025 Land Information**

Land Area:  $\cong$  9,544 sf |  $\cong$  0.21 acres      Frontage and/or View: Intracoastal      Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	92x110	\$10,300	92.00	FF	.9776	\$926,374

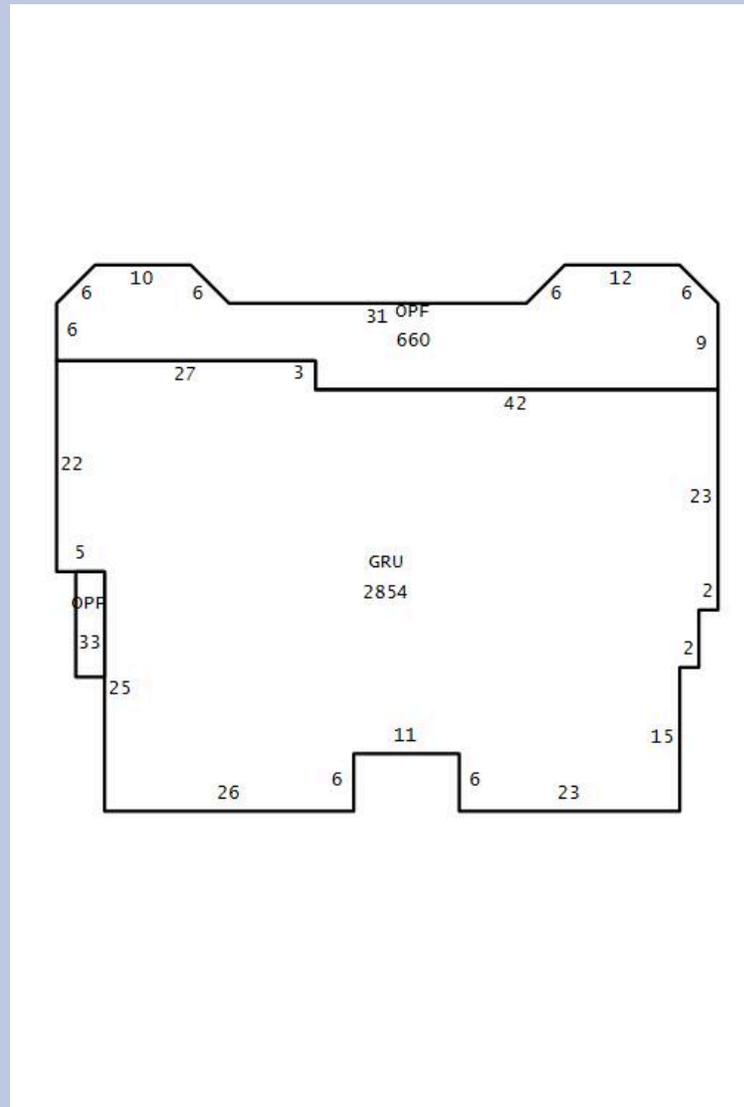
Item 5B.

**2025 Building 1 Structural Elements and Sub Area Information**

**Structural Elements**

Foundation:	Continuous Footing Poured
Floor System:	Wood
Exterior Walls:	Frame Stucco
Unit Stories:	2
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	2015
Building Type:	Single Family
Quality:	Above Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Upgrade
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	10
Effective Age:	11

Sub Area	Living Area SF	Gross Area S
Base (BAS):	2,871	2,871
Garage Unfinished (GRU):	0	2,854
Open Porch (OPF):	0	1,299
<b>Total Area SF:</b>	<b>2,871</b>	<b>7,024</b>



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$13,000.00	1	\$13,000	\$8,060	2012
BT LFT/DAV	\$17,000.00	1	\$17,000	\$6,800	2001
BT LFT/DAV	\$13,000.00	1	\$13,000	\$5,200	2001
DOCK	\$62.00	780.0	\$48,360	\$19,344	2001
PATIO/DECK	\$15.00	144.0	\$2,160	\$1,534	2015
POOL	\$59,000.00	1	\$59,000	\$43,660	2016
SOLAR	\$2.50	16,000.0	\$40,000	\$40,000	2020
SPA/JAC/HT	\$19,000.00	1	\$19,000	\$14,060	2016

**Permit Data**

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

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>	<i>Item 5B.</i>
<a href="#">4803</a>	SOLAR PANELS	07/10/2020	\$39,200	
<a href="#">DNL3748</a>	MISCELLANEOUS	06/06/2019	\$8,250	
<a href="#">P49471-19</a>	DOCK	06/04/2019	\$0	
<a href="#">E3705</a>	MISCELLANEOUS	05/23/2019	\$5,000	
<a href="#">716</a>	PATIO/DECK	07/08/2016	\$9,800	
<a href="#">201500588</a>	POOL	08/27/2015	\$30,000	
<a href="#">201400730</a>	SEA WALL	10/09/2014	\$2,000	
<a href="#">201200670</a>	BOAT LIFT/DAVIT	09/27/2012	\$1,700	
<a href="#">P42343-12</a>	BOAT LIFT/DAVIT	09/26/2012	\$0	
<a href="#">PER-H-CB06-20356</a>	MISCELLANEOUS	12/15/2006	\$2,178	

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

NOVEMBER 4, 2025

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-160

**RE Property:** 14190 W PARSLEY DR

**Parcel #**10-31-15-34416-026-0080

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 14-30. - Administration of the Florida Building Code.

(a)Scope. The city hereby adopts and incorporates by reference herein the Florida Building Code promulgated by the Florida Building Commission pursuant to Chapter 553, Part IV, Florida Statutes, as amended from time to time as well as Chapter 1 (Scope and Administration) of the 2017 Florida Building Code (6th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawl space) foundations. Access to enclosed

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.

areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).

**Violation Detail(s):**

Unpermitted use of enclosed area below design flood elevation.

**Corrective Action(s):**

Enclosed area below design flood elevation at property to be returned to permitted uses (storage, parking, and access).

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

Follow up date:

**NOVEMBER 18, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-742-1645

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



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



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

JANUARY 9, 2026

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-160

**RE Property:** 14190 W PARSLEY DR

**Parcel #**10-31-15-34416-026-0080

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

**NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 14-30. - Administration of the Florida Building Code.

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**Violation Detail(s):**

Unpermitted use of enclosed area below design flood elevation.

**Corrective Action(s):**

Enclosed area below design flood elevation at property to be returned to permitted uses (storage, parking, and access).

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

Follow up date:  
JANUARY 23, 2026

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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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**CERTIFIED MAIL®**



300 Municipal Drive  
Madeira Beach, Florida 33708



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FIRST-CLASS MAIL  
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**\$010.44<sup>0</sup>**  
01/08/2026 ZIP 33708  
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**US POSTAGE**

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-160

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Rochowicz, Brian Rochowicz, Liliana 14190 W Parsley Dr Madeira Beach, FL 33708 CE-25-160</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 3775 0328 84</p>	<p>3. Service Type</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Adult Signature</li> <li><input type="checkbox"/> Adult Signature Restricted Delivery</li> <li><input type="checkbox"/> Certified Mail®</li> <li><input type="checkbox"/> Certified Mail Restricted Delivery</li> <li><input type="checkbox"/> Collect on Delivery</li> <li><input type="checkbox"/> Collect on Delivery Restricted Delivery</li> <li><input type="checkbox"/> Registered Mail™</li> <li><input type="checkbox"/> Registered Mail Restricted Delivery</li> <li><input type="checkbox"/> Signature Confirmation™</li> <li><input type="checkbox"/> Signature Confirmation Restricted Delivery</li> <li><input type="checkbox"/> Priority Mail Express®</li> </ul>
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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

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

Petitioner,

vs.

CASE NO. 25-160

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2353

Respondents.

**RE Property:** 14190 W PARSLEY DR

**Parcel #**10-31-15-34416-026-0080

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

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

Sec. 14-30. - Administration of the Florida Building Code.

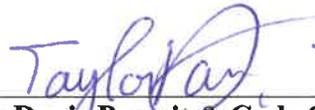
(a)Scope. The city hereby adopts and incorporates by reference herein the Florida Building Code promulgated by the Florida Building Commission pursuant to Chapter 553, Part IV, Florida Statutes, as amended from time to time as well as Chapter 1 (Scope and Administration) of the 2017 Florida Building Code (6th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

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

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



---

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

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

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

Petitioner,

vs.

CASE NO. 25-160

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2353

Respondents.

**RE Property:** 14190 W PARSLEY DR

**Parcel #**10-31-15-34416-026-0080

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit 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 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14190 W Parsley, Parcel #10-31-15-34416-026-0080 the City of Madeira Beach.

On the 13 day of February, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

*Taylor Davis*

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

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

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

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



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

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

Petitioner,

vs.

CASE NO. 25-160

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2353

Respondents.

**RE Property:** 14190 W PARSLEY DR

**Parcel #**10-31-15-34416-026-0080

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **TUESDAY** the **24<sup>th</sup>** day of **February, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-30. - Administration of the Florida Building Code.

(a)Scope. The city hereby adopts and incorporates by reference herein the Florida Building Code promulgated by the Florida Building Commission pursuant to Chapter 553, Part IV, Florida Statutes, as amended from time to time as well as Chapter 1 (Scope and Administration) of the 2017 Florida Building Code (6th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspace) foundations. Access to enclosed

areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).

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

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

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

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

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

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

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.

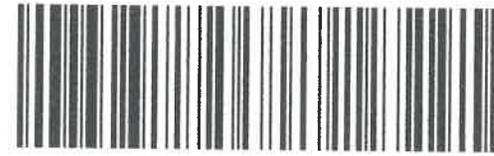
Dated this 13 day of February, 2026.

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

CERTIFIED MAIL®



300 Municipal Drive  
Madeira Beach, Florida 33708



9589 0710 5270 3775 0269 13

Item 5B.



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ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2353

Feb 13, 2026 at 12:09:56 PM





# MEETING NOTICES

**CITY OF MADEIRA BEACH**  
COMMUNITY SERVICES - CODE ENFORCEMENT  
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708  
(772) 391-0953 EXT. 344 • FAX (772) 399-1131

**SPECIAL MAGISTRATE  
NOTICE OF HEARING**

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

Petitioner,

vs.

PRUITT, DEAN A  
PRUITT, MARIA L  
1336 BAYVIEW DR  
CLEARWATER, FL, 33756-1232

Respondent,

RE: PROPERTY: 545 150<sup>th</sup> Ave, MADEIRA BEACH 33708-2435  
Parcel #: 09-31-15-00000-140-0200

Legal Description: UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150<sup>th</sup> AVE TH N43D51'28"E 1818FT TH S46D08'32"E S07' FOR POB TH N43D51'28"E 100FT TH S46D08'32"E 600FTD TH W91Y 100FT ALONG ROCK CREEK TH N46D08'32"W 600FTD TO POB CONT 1.38 AC(1) SUBM LAND DEED NO. 33229

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the 26th day of **January**, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Special Magistrate - Notice of Hearing (Evidentiary Hearing) Page 1 of 3

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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904

Respondents,

RE Property: 575 NORMANDY RD Parcel #10-31-15-43272-000-0130  
Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

**AFFIDAVIT OF SERVICE**

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

That pursuant to Florida Statute 162.12,  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 575 NORMANDY RD, Parcel #10-31-15-43272-000-0130 the City of Madeira Beach.  
On the 13 day of February, 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.

Page 1 of 2

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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708-2328

Respondents,

RE Property: 600 FLAMINGO DR Parcel #10-31-15-19980-000-0010  
Legal Description: CRYSTAL ISLAND 1ST ADD LOT 1

**AFFIDAVIT OF SERVICE**

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

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On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 600 FLAMINGO DR, Parcel #10-31-15-19980-000-0010 the City of Madeira Beach.  
On the 13 day of February, 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.

Page 1 of 2

**CITY OF MADEIRA BEACH**  
COMMUNITY SERVICES - CODE ENFORCEMENT  
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708  
(772) 391-0953 EXT. 344 • FAX (772) 399-1131

**SPECIAL MAGISTRATE  
NOTICE OF HEARING**

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

Petitioner,

vs.

ANTOLOVICH, DAVE  
ANTOLOVICH, JUNLI  
37195 DEER RUN  
SOLON, OH 44139-2554

Respondent,

PROPERTY: VACANT LOT 4<sup>th</sup> STE MADEIRA BEACH FL 33708  
Parcel #: 15-31-15-63304-010-0150

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK 1, LOT 15

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the 26th day of **January**, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Special Magistrate - Notice of Hearing (Evidentiary Hearing) Page 1 of 3

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

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

Petitioner,

vs.

BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

Respondents,

RE Property: 14097 E PARSLEY DR Parcel # 10-31-15-34416-026-0370  
Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 37

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on **TUESDAY** the 24<sup>th</sup> day of **FEBRUARY**, 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. 110-710 - Fencing.  
All swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet and in compliance with the provisions of article VI, division 2 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.  
(Code 1983, § 20-610(3))

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

Page 1 of 2

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

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

Petitioner,

vs.

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2353

Respondents,

RE Property: 14190 W PARSLEY DR Parcel #10-31-15-34416-026-0080  
Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 8 & WLY 25FT OF LOT 7

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on **TUESDAY** the 24<sup>th</sup> day of **FEBRUARY**, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-30 - Administration of the Florida Building Code.  
(b)Sec. The city hereby adopts and incorporates by reference herein the Florida Building Code as amended from time to time as well as Chapter 1 of Scope and Administration of the 2017 Florida Building Code (6th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawl space) foundations. Access to enclosed

Page 1 of 3



**Parcel Summary**  
**(as of 13-Feb-2026)**

Parcel Number

**10-31-15-19980-000-0010**

- Owner Name  
**SANTANGELO, DANIEL L**  
**SANTANGELO, JANICE D**
- Property Use  
**0110 Single Family Home**
- Site Address  
**600 FLAMINGO DR**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**600 FLAMINGO DR**  
**MADEIRA BEACH, FL 33708-2328**
- Legal Description  
**CRYSTAL ISLAND 1ST ADD LOT 1**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1965**

Living SF	Gross SF	Living Units	Buildings
<b>1,682</b>	<b>2,288</b>	<b>1</b>	<b>1</b>



**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
<a href="#">10714/1616</a>	\$621,700	<a href="#">278.02</a>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	53/35

**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$538,765	\$538,765	\$538,765	\$538,765	\$538,765

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$828,222	\$696,673	\$696,673	\$828,222	\$696,673
2023	N	\$897,983	\$633,339	\$633,339	\$897,983	\$633,339
2022	N	\$776,824	\$575,763	\$575,763	\$776,824	\$575,763
2021	N	\$593,410	\$523,421	\$523,421	\$593,410	\$523,421
2020	N	\$475,837	\$475,837	\$475,837	\$475,837	\$475,837

**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
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
04-Nov-1999	\$225,000	<a href="#">Q</a>	I	ZIESMAN MARTIN E	SANTANGELO, DANIEL L	<a href="#">10714/1616</a>

**2025 Land Information**

Land Area: ≈ 8,999 sf | ≈ 0.20 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x120	\$9,000	75.00	FF	.9004	\$607,770

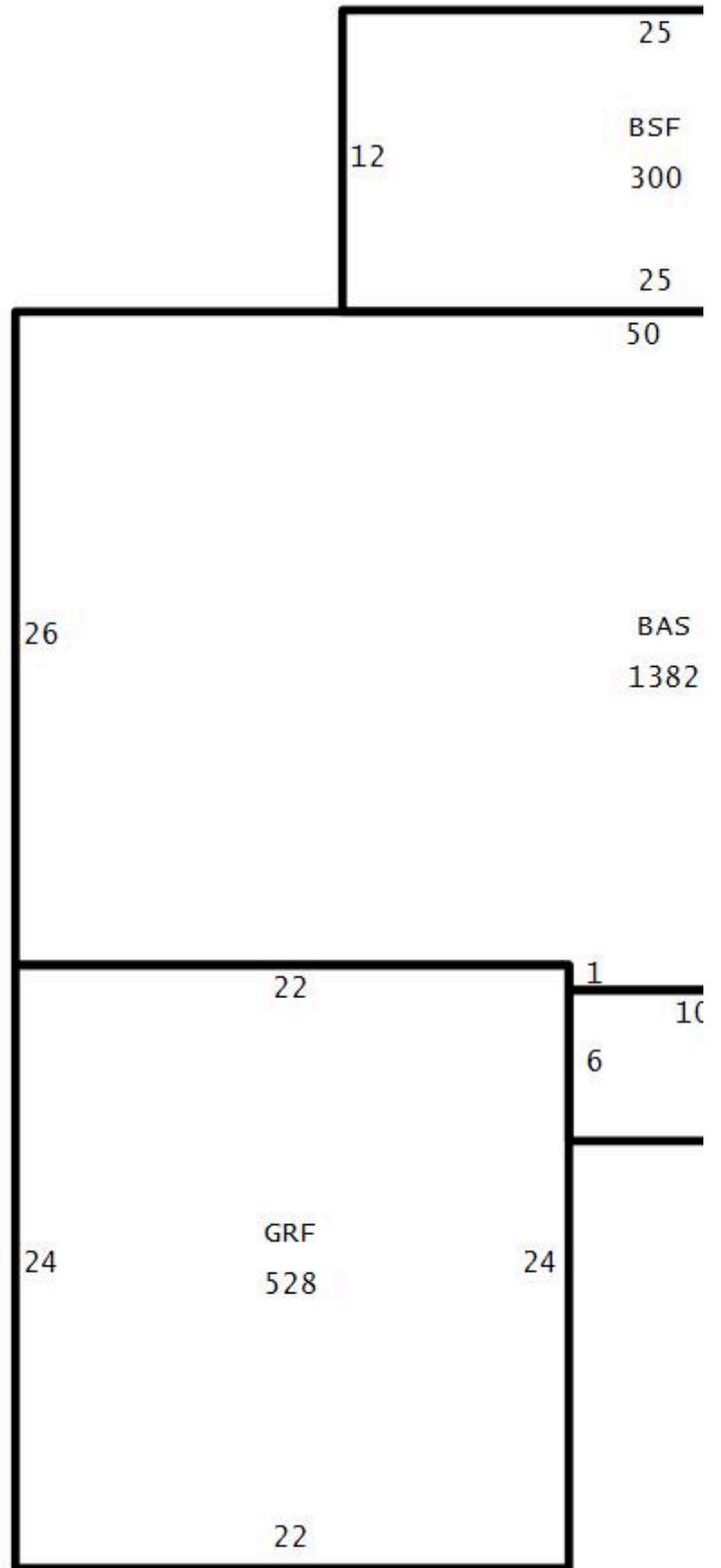
**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation: Continuous Footing Poured			
Floor System: Slab On Grade	Base (BAS):	1,382	1,382
Exterior Walls: Cb Stucco/Cb Reclad	Base Semi-finished (BSF):	300	300
Unit Stories: 1	Garage (GRF):	0	528
Living Units: 1	Open Porch (OPF):	0	78
Roof Frame: Gable Or Hip	<b>Total Area SF:</b>	<b>1,682</b>	<b>2,288</b>
Roof Cover: Concrete Tile/Metal			
Year Built: 1965			
Building Type: Single Family			
Quality: Average			
Floor Finish: Carpet/ Vinyl/Asphalt			
Interior Finish: Drywall/Plaster			
Heating: Central Duct			

## Structural Elements

Cooling: Cooling (Central)  
Fixtures: 6  
Effective Age: 48

Item 5C.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$51.00	264.0	\$13,464	\$5,655	1993
FIREPLACE	\$4,200.00	1	\$4,200	\$4,200	1990
PATIO/DECK	\$15.00	156.0	\$2,340	\$936	1965
PATIO/DECK	\$5.00	200.0	\$1,000	\$1,000	1965

Item 5C.

**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
<a href="#">WND-25-00857</a>	DOCK	01/12/2026	\$0
<a href="#">2025-3925-DOCK</a>	DOCK	10/16/2025	\$21,360
<a href="#">201110776</a>	MISCELLANEOUS	04/25/2011	\$1,000
<a href="#">P3336703</a>	DOCK	08/19/2003	\$0
<a href="#">P2991501</a>	DOCK	06/04/2001	\$0
<a href="#">PER-H-CB233446</a>	BOAT LIFT/DAVIT	04/12/2001	\$500
<a href="#">97701</a>	ROOF	11/24/1997	\$1,250

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

DECEMBER 29, 2025

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-186

**RE Property:** 600 FLAMINGO DR

**Parcel #**10-31-15-19980-000-0010

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

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

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

**Violation Detail(s):**

Work without a permit – hurricane remodel.

**Corrective Action(s):**

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

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

Follow up date:

**JANUARY 12, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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.



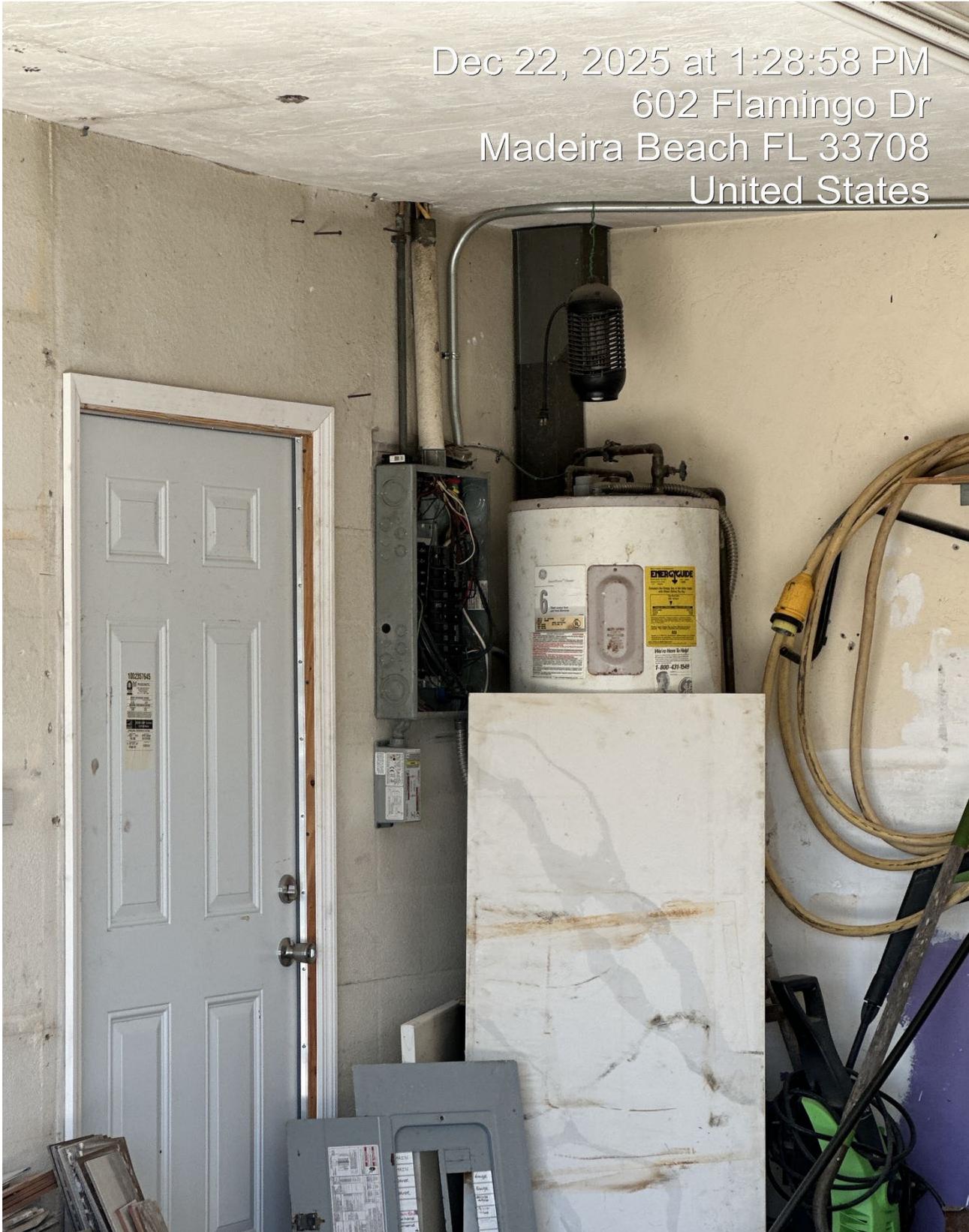
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**STOP WORK ORDER POSTED 12/22/2025**



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**

JANUARY 22, 2025

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-186

**RE Property:** 600 FLAMINGO DR

**Parcel #**10-31-15-19980-000-0010

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

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

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

**Violation Detail(s):**

Work without a permit – hurricane remodel.

**Corrective Action(s):**

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

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

Follow up date:

**FEBRUARY 5, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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.



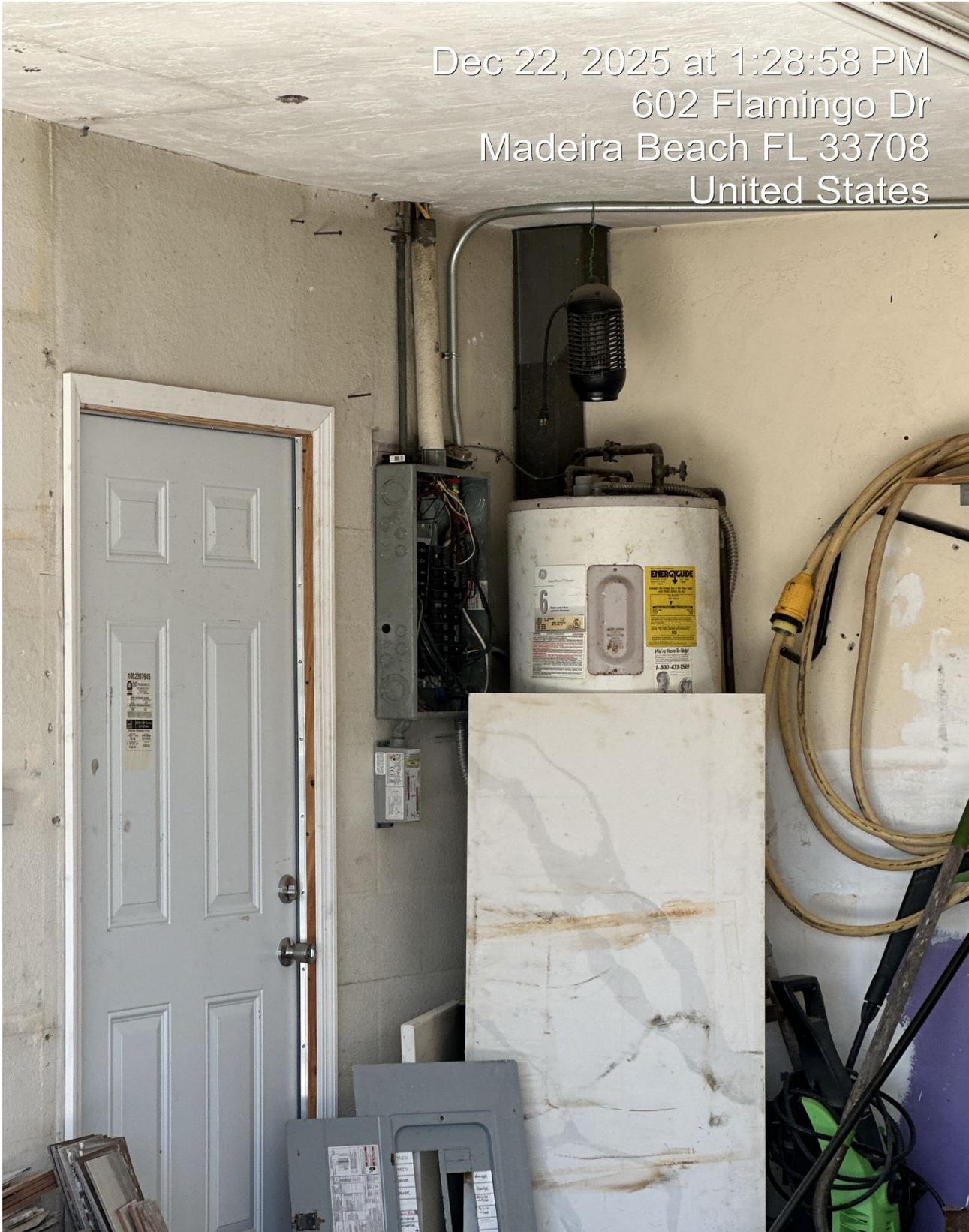
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**STOP WORK ORDER POSTED 12/22/2025**



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



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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-186

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708-2328

Respondents.

**RE Property:** 600 FLAMINGO DR

**Parcel #10-31-15-19980-000-0010**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**AFFIDAVIT OF SERVICE**

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

That pursuant to Florida Statute 162.12,

On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 600 FLAMINGO DR, Parcel #10-31-15-19980-000-0010 the City of Madeira Beach.

On the 13 day of February, 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.



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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.  
SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708-2328

CASE NO. CE-25-186

Respondents.

**RE Property:** 600 FLAMINGO DR

**Parcel # 10-31-15-19980-000-0010**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

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

**Sec. 86-52. – When required.**

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

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

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

*Holden Pinkard*

---

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

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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-186

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708-2328

Respondents.

**RE Property:** 600 FLAMINGO DR

**Parcel #10-31-15-19980-000-0010**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **TUESDAY** the **24<sup>th</sup>** day of February, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

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

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

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

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

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

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

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

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

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

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

Dated this 13<sup>th</sup> day of February, 2026.

*Holden Pinkard*

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

Feb 13, 2026 at 11:56:07 AM





# MEETING NOTICES

**CITY OF MADEIRA BEACH**  
COMMUNITY SERVICES - CODE ENFORCEMENT  
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708  
(772) 391-0951 EXT. 344 • FAX (772) 399-1131

**SPECIAL MAGISTRATE  
NOTICE OF HEARING**

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

Petitioner,

vs.

PRUITT, DEAN A  
PRUITT, MARIA L  
1336 BAYVIEW DR  
CLEARWATER, FL, 33756-1232

Respondent,

RE: PROPERTY: 545 150<sup>th</sup> Ave, MADEIRA BEACH 33708-2435  
Parcel #: 09-31-15-00000-140-0200

Legal Description: UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150<sup>TH</sup> AVE TH N43D51'28"E 1818FT TH S46D08'32"E S07' FOR POB TH N43D51'28"E 100FT TH S46D08'32"E 600FTD TH WLY 100FT ALONG ROCK CREEK TH N46D08'32"W 600FTD TO POB CONT 1.38 AC(1) SUBM LAND DEED NO. 33229

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the 26th day of **January**, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Special Magistrate - Notice of Hearing (Evidentiary Hearing) Page 1 of 3

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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904

Respondents,

RE Property: 575 NORMANDY RD Parcel #10-31-15-43272-000-0130  
Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

**AFFIDAVIT OF SERVICE**

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

That pursuant to Florida Statute 162.12,  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 575 NORMANDY RD, Parcel #10-31-15-43272-000-0130 the City of Madeira Beach.  
On the 13 day of February, 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.

Page 1 of 2

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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708-2328

Respondents,

RE Property: 600 FLAMINGO DR Parcel #10-31-15-19980-000-0010  
Legal Description: CRYSTAL ISLAND 1ST ADD LOT 1

**AFFIDAVIT OF SERVICE**

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

That pursuant to Florida Statute 162.12,  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 600 FLAMINGO DR, Parcel #10-31-15-19980-000-0010 the City of Madeira Beach.  
On the 13 day of February, 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.

Page 1 of 2

**CITY OF MADEIRA BEACH**  
COMMUNITY SERVICES - CODE ENFORCEMENT  
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708  
(772) 391-0951 EXT. 344 • FAX (772) 399-1131

**SPECIAL MAGISTRATE  
NOTICE OF HEARING**

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

Petitioner,

vs.

ANTOLOVICH, DAVE  
ANTOLOVICH, JUNLI  
37395 DEER RUN  
SOLOON, OH 44139-2554

Respondent,

PROPERTY: VACANT LOT 4<sup>th</sup> STE MADEIRA BEACH FL 33708  
Parcel #: 15-31-15-63304-010-0150

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK 1, LOT 15

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the 26th day of **January**, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Special Magistrate - Notice of Hearing (Evidentiary Hearing) Page 1 of 3

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

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

Petitioner,

vs.

BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

Respondents,

RE Property: 14097 E PARSLEY DR Parcel # 10-31-15-34416-026-0370  
Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 37

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on **TUESDAY** the 24<sup>th</sup> day of **FEBRUARY**, 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. 110-710 - Fencing.  
All swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet and in compliance with the provisions of article VI, division 2 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.  
(Code 1983, § 20-610(3))

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

Page 1 of 2

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

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

Petitioner,

vs.

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2353

Respondents,

RE Property: 14190 W PARSLEY DR Parcel #10-31-15-34416-026-0080  
Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 8 & WLY 25FT OF LOT 7

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on **TUESDAY** the 24<sup>th</sup> day of **February**, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-30 - Administration of the Florida Building Code.  
(b)Sec. The city hereby adopts and incorporates by reference herein the Florida Building Code as amended from time to time as well as Chapter 1 of Scope and Administration of the 2017 Florida Building Code (6th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawl space) foundations. Access to enclosed

Page 1 of 3



**Parcel Summary**  
 (as of 13-Feb-2026)

Parcel Number

**10-31-15-43272-000-0130**

- Owner Name  
**VIN INVESTMENT LLC**
- Property Use  
**0110 Single Family Home**
- Site Address  
**575 NORMANDY RD  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904**
- Legal Description  
**ISLAND ESTATES UNIT NO. 1 LOT 13**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1951**

Living SF	Gross SF	Living Units	Buildings
<b>2,856</b>	<b>3,993</b>	<b>1</b>	<b>1</b>

**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%		

Item 5D.

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">23022/2193</a>	\$747,900	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	25/19

**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$649,430	\$649,430	\$649,430	\$649,430	\$649,430

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$1,210,016	\$936,599	\$936,599	\$1,210,016	\$936,599
2023	N	\$1,178,567	\$851,454	\$851,454	\$1,178,567	\$851,454
2022	N	\$1,131,904	\$774,049	\$774,049	\$1,131,904	\$774,049
2021	N	\$840,958	\$703,681	\$703,681	\$840,958	\$703,681
2020	N	\$639,710	\$639,710	\$639,710	\$639,710	\$639,710

**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
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Dec-2024	\$100	<a href="#">U</a>	I	NGUYEN BAO VINH	VIN INVESTMENT LLC	<a href="#">23022/2193</a>
06-Sep-2023	\$100	<a href="#">U</a>	I	NGUYEN BAO VINH	NGUYEN BAO VINH	<a href="#">22554/2252</a>
03-Dec-2019	\$715,000	<a href="#">Q</a>	I	BUSHERT JAMES A	NGUYEN BAO VINH	<a href="#">20800/2122</a>
23-Sep-2016	\$100	<a href="#">U</a>	I	BUSHERT JAMES A	BUSHERT JAMES A	<a href="#">19350/2311</a>
16-Sep-2016	\$700,000	<a href="#">Q</a>	I	CASTALDI MARIA	BUSHERT JAMES A	<a href="#">19349/0952</a>

**2025 Land Information**

Land Area:  $\cong$  7,754 sf |  $\cong$  0.17 acres      Frontage and/or View: Canal/River      Seawall: Yes

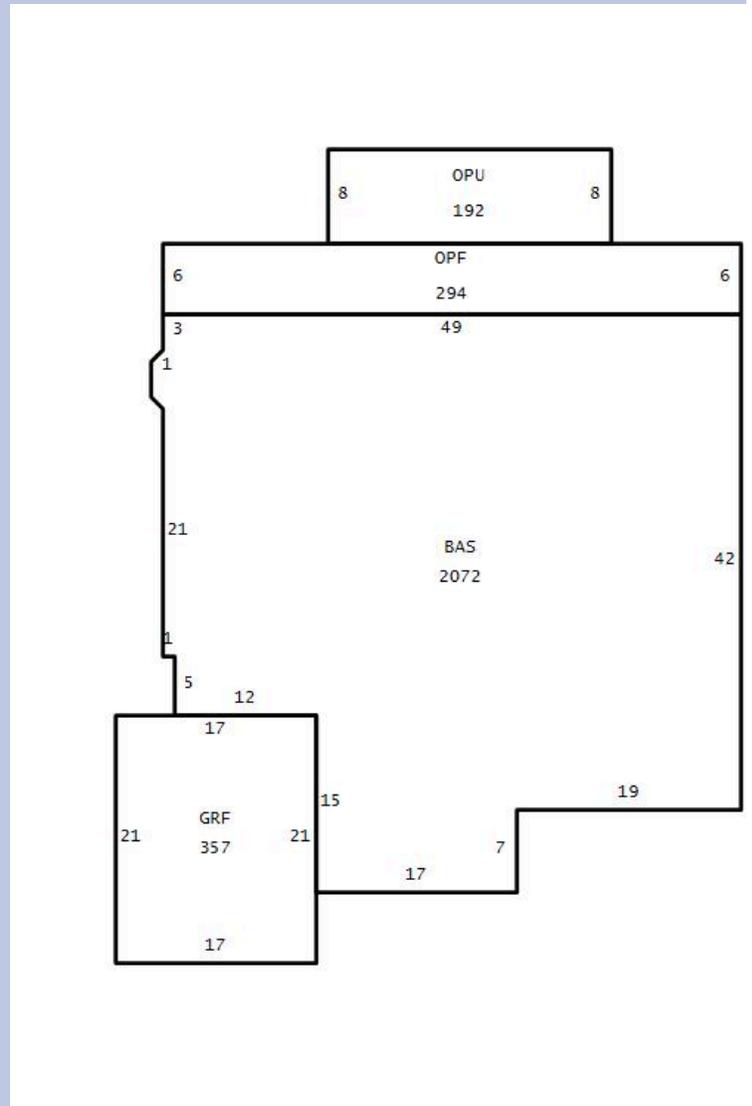
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	64x120	\$9,000	64.20	FF	1.0914	\$630,611

**2025 Building 1 Structural Elements and Sub Area Information**

**Structural Elements**

Foundation: Continuous Footing Poured  
 Floor System: Slab On Grade  
 Exterior Walls: Cb Stucco/Cb Reclad  
 Unit Stories: 2  
 Living Units: 1  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Year Built: 1951  
 Building Type: Single Family  
 Quality: Above Average  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Heating: Central Duct  
 Cooling: Cooling (Central)  
 Fixtures: 13  
 Effective Age: 33

Sub Area	Living Area SF	Gross Area	Item 5D.
Base (BAS):	2,072	2,072	
Upper Story (USF):	784	784	
Garage (GRF):	0	357	
Open Porch (OPF):	0	588	
Open Porch Unfinished (OPU):	0	192	
<b>Total Area SF:</b>	<b>2,856</b>	<b>3,993</b>	



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$13,000.00	1	\$13,000	\$5,200	1982
DOCK	\$62.00	330.0	\$20,460	\$9,002	2003
FIREPLACE	\$11,000.00	1	\$11,000	\$4,400	1982
PATIO/DECK	\$28.00	200.0	\$5,600	\$2,240	2000
PATIO/DECK	\$15.00	180.0	\$2,700	\$1,512	2009
POOL	\$59,000.00	1	\$59,000	\$33,040	2009
SHED	\$13.00	102.0	\$1,326	\$1,326	1970
SOLAR	\$2.50	7,200.0	\$18,000	\$18,000	2013
SPA/JAC/HT	0.00	1	\$0	\$0	1992

**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 final 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.

Item 5D.

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>
<a href="#">PER-H-CB08-11671</a>	POOL	10/31/2008	\$23,000
<a href="#">PER-H-CB313332</a>	GARAGE	03/01/2005	\$8,910
<a href="#">PER-H-CB294022</a>	ADDITION/REMODEL/RENOVATION	04/14/2004	\$3,600
<a href="#">RP3378903</a>	DOCK	01/06/2004	\$0
<a href="#">PER-H-CB243117</a>	ROOF	10/04/2001	\$3,775

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

DECEMBER 9, 2025

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904  
Case Number: CE-25-178

**RE Property:** 575 NORMANDY RD

**Parcel #**10-31-15-43272-000-0130

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

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

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

**Violation Detail(s):**

Work without a permit- hurricane remodel.

**Corrective Action(s):**

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

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

Follow up date:

**DECEMBER 23, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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.



Dec 3, 2025 at 4:23:50 PM  
560 Normandy Rd  
Madeira Beach FL 33708  
United States

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



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

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

DECEMBER 29, 2025

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904  
Case Number: CE-25-178

**RE Property:** 575 NORMANDY RD

**Parcel #**10-31-15-43272-000-0130

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

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

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

**Violation Detail(s):**

Work without a permit- hurricane remodel.

**Corrective Action(s):**

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

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

Follow up date:

**JANUARY 12, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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.



Dec 3, 2025 at 4:23:50 PM  
560 Normandy Rd  
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.



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.



Dec 3, 2025 at 4:28:12 PM  
560 Normandy Rd  
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.



300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



9589 0710 5270 3511 8519 08



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FIRST-CLASS M  
IMI  
**\$010.44** <sup>¢</sup>  
12/29/2025 ZIP 3  
043M31233717

DECEMBER 29, 2025

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904  
Case Number: CE-25-178

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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD

**Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**AFFIDAVIT OF SERVICE**

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

That pursuant to Florida Statute 162.12,

On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 575 NORMANDY RD, Parcel #10-31-15-43272-000-0130 the City of Madeira Beach.

On the 13 day of February, 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.



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

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or \_\_\_\_\_ online notarization, this 13<sup>th</sup> day of February, 2026, by Holden Pinkard, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison  
Print or type Name. Samantha Arison



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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC  
7380 70<sup>TH</sup> AVE N  
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD

**Parcel # 10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

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

**Sec. 86-52. – When required.**

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

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

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

*Holden Pinkard*

---

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

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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC  
7380 70<sup>TH</sup> AVE N  
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD

**Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **TUESDAY** the **24<sup>th</sup>** day of February, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

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

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

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

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

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

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

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

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

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

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

Dated this 13<sup>th</sup> day of February, 2026.

*Holden Pinkard*

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

Feb 13, 2026 at 12:00:40 PM





# MEETING NOTICES

**CITY OF MADEIRA BEACH**  
COMMUNITY SERVICES - CODE ENFORCEMENT  
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708  
(727) 951-0951 EXT. 344 • FAX (727) 999-1131

**SPECIAL MAGISTRATE  
NOTICE OF HEARING**

CASE # 2025-006

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

Petitioner,

vs.

PRUITT, DEAN A  
PRUITT, MARIA L  
1336 BAYVIEW DR  
CLEARWATER, FL, 33756-1232

Respondent,

RE: PROPERTY: 545 150<sup>th</sup> Ave, MADEIRA BEACH 33708-2435  
Parcel #: 09-31-15-00000-140-0200

Legal Description: UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1818FT TH S46D08'32"E S07' FOR POB TH N43D51'28"E 100FT TH S46D08'32"E 600FTD TH W91Y 100FT ALONG SOCA CDEA BAY TH N46D08'32"W 600FTD TO POB CONT 1.38 AC(1) SUBM LAND DEED NO. 33229

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the 26th day of **January**, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Special Magistrate - Notice of Hearing (Evidentiary Hearing) Page 1 of 3

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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904

Respondents,

RE Property: 575 NORMANDY RD Parcel #10-31-15-43272-000-0130  
Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

**AFFIDAVIT OF SERVICE**

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

That pursuant to Florida Statute 162.12,  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 575 NORMANDY RD, Parcel #10-31-15-43272-000-0130 the City of Madeira Beach.  
On the 13 day of February, 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.

Page 1 of 2

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

2/13/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708-2328

Respondents,

RE Property: 600 FLAMINGO DR Parcel #10-31-15-19980-000-0010  
Legal Description: CRYSTAL ISLAND 1ST ADD LOT 1

**AFFIDAVIT OF SERVICE**

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

That pursuant to Florida Statute 162.12,  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.  
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 600 FLAMINGO DR, Parcel #10-31-15-19980-000-0010 the City of Madeira Beach.  
On the 13 day of February, 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.

Page 1 of 2

**CITY OF MADEIRA BEACH**  
COMMUNITY SERVICES - CODE ENFORCEMENT  
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708  
(727) 951-0951 EXT. 344 • FAX (727) 999-1131

**SPECIAL MAGISTRATE  
NOTICE OF HEARING**

CASE # 2025-003

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

Petitioner,

vs.

ANTOLOVICH, DAVE  
ANTOLOVICH, JUNLI  
37195 DEER RUN  
SOLON, OH 44139-2554

Respondent,

PROPERTY: VACANT LOT 4<sup>th</sup> STE MADEIRA BEACH FL 33708  
Parcel #: 15-31-15-63304-010-0150

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK 1, LOT 15

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the 26th day of **January**, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Special Magistrate - Notice of Hearing (Evidentiary Hearing) Page 1 of 3

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

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

Petitioner,

vs.

BARKER, MARY M  
RACAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

Respondents,

RE Property: 14097 E PARSLEY DR Parcel # 10-31-15-34416-026-0370  
Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 37

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on **TUESDAY** the 24<sup>th</sup> day of **FEBRUARY**, 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. 110-710 - Fencing.  
All swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet and in compliance with the provisions of article VI, division 2 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.  
(Code 1983, § 20-610(3))

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

Page 1 of 2

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

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

Petitioner,

vs.

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA  
14190 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2353

Respondents,

RE Property: 14190 W PARSLEY DR Parcel #10-31-15-34416-026-0080  
Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 8 & WLY 25FT OF LOT 7

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on **TUESDAY** the 24<sup>th</sup> day of **February**, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-30 - Administration of the Florida Building Code.  
(b)Sec. The city hereby adopts and incorporates by reference herein the Florida Building Code as amended from time to time as well as Chapter 1 of Scope and Administration of the 2017 Florida Building Code (6th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawl space) foundations. Access to enclosed

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