



# **SPECIAL MAGISTRATE- VARIANCE/SPECIAL EXCEPTION/CODE ENFORCEMENT MEETING AGENDA**

**Monday, March 27, 2023 at 2:00 PM  
Commission Chambers - 300 Municipal Drive**

---

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

---

## **1. CALL TO ORDER**

## **2. PUBLIC COMMENT**

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

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

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

## **3. SPECIAL MAGISTRATE STATEMENT**

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

## **5. NEW BUSINESS**

[A.](#) Case# 2022.2467 - 13436 Boca Ciega Ave.

## **6. OLD BUSINESS**

[A.](#) Case# 2022.1296 - 14033 E. Parsley Dr.

## **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 Linda Portal, Community Development Director at 727-391-9951, ext. 255 or fax a written request to 727-399-1131.*

**15-31-15-65304-003-0090**Compact Property Record Card[Tax Estimator](#)**Updated March 17, 2023**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
ACQUISITION GROUP LLC 13311 2ND ST E MADEIRA BEACH FL 33708-2569	13436 BOCA CIEGA AVE MADEIRA BEACH

<a href="#">Property Use:</a> 0110 (Single Family Home)	Current Tax District: MADEIRA BEACH ( <a href="#">MB</a> )	Total Living: SF: 1,234	Total Gross SF: 1,542	Total Living Units: 1
---	--	-------------------------	-----------------------	-----------------------

[\[click here to hide\]](#) **Legal Description**

PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

<a href="#">Tax Estimator</a>	<a href="#">File for Homestead Exemption</a>	2023 Parcel Use
Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No
		Homestead Use Percentage: 0.00%
		Non-Homestead Use Percentage: 100.00%
		Classified Agricultural: No

**Parcel Information** [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21930/2149	<a href="#">\$499,800 Sales Query</a>	121030278022	A	<a href="#">Current FEMA Maps</a>	<a href="#">20/69</a>

**2022 Final Value Information**

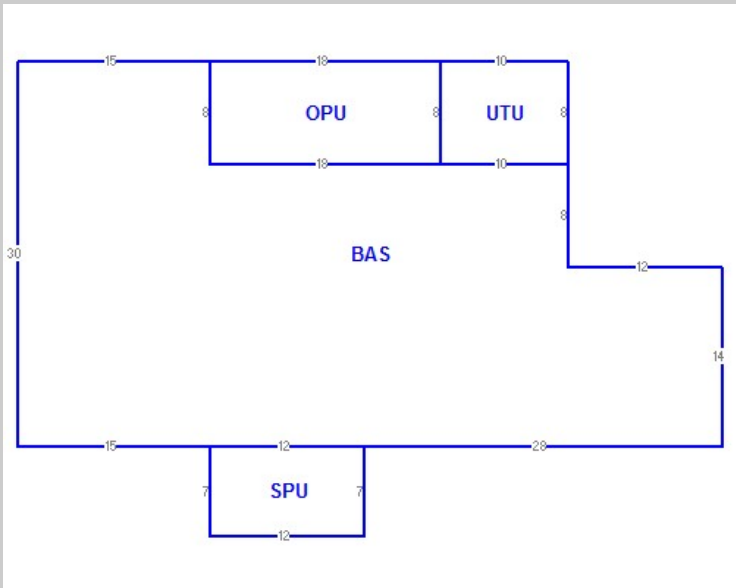
Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2022	\$428,744	\$305,402	\$305,402	\$428,744	\$305,402

[\[click here to hide\]](#) **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2021	No	\$343,730	\$277,638	\$277,638	\$343,730	\$277,638
2020	No	\$255,562	\$252,398	\$252,398	\$255,562	\$252,398
2019	No	\$229,453	\$229,453	\$229,453	\$229,453	\$229,453
2018	No	\$210,572	\$153,412	\$153,412	\$210,572	\$153,412
2017	No	\$176,332	\$139,465	\$139,465	\$176,332	\$139,465
2016	No	\$159,004	\$126,786	\$126,786	\$159,004	\$126,786
2015	No	\$135,109	\$115,260	\$115,260	\$135,109	\$115,260
2014	No	\$104,782	\$104,782	\$104,782	\$104,782	\$104,782
2013	No	\$98,726	\$98,726	\$98,726	\$98,726	\$98,726
2012	No	\$90,245	\$90,245	\$90,245	\$90,245	\$90,245
2011	No	\$98,536	\$98,536	\$98,536	\$98,536	\$98,536
2010	No	\$120,837	\$120,837	\$120,837	\$120,837	\$120,837
2009	No	\$150,942	\$150,942	\$150,942	\$150,942	\$150,942
2008	No	\$202,800	\$202,800	\$202,800	\$202,800	\$202,800
2007	No	\$237,000	\$237,000	\$237,000	N/A	\$237,000
2006	No	\$250,000	\$250,000	\$250,000	N/A	\$250,000
2005	No	\$209,000	\$209,000	\$209,000	N/A	\$209,000
2004	No	\$174,000	\$174,000	\$174,000	N/A	\$174,000
2003	No	\$144,300	\$144,300	\$144,300	N/A	\$144,300
2002	No	\$129,300	\$129,300	\$129,300	N/A	\$129,300
2001	No	\$94,000	\$94,000	\$94,000	N/A	\$94,000
2000	No	\$82,900	\$82,900	\$82,900	N/A	\$82,900
1999	No	\$75,700	\$75,700	\$75,700	N/A	\$75,700
1998	No	\$74,800	\$74,800	\$74,800	N/A	\$74,800
1997	No	\$71,700	\$71,700	\$71,700	N/A	\$71,700
1996	No	\$76,700	\$76,700	\$76,700	N/A	\$76,700

2022 Tax Information		Ranked Sales <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>				Item 5A.
<a href="#">2022 Tax Bill</a>	Tax District: <a href="#">MB</a>	Sale Date	Book/Page	Price	Q	I
2022 Final Millage Rate	16.2571	04 Feb 2022	21930 / 2149	\$750,000	M	I
<b>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 new <a href="#">Tax Estimator</a> to estimate taxes under new ownership.</b>		31 Jul 2018	20155 / 1010	\$675,000	M	I
		17 Aug 2005	14536 / 2305	\$725,000	U	I
		16 May 2002	12006 / 1842	\$325,000	U	I
		Aug 1984	05820 / 1888	\$215,000	M	
		1977	04636 / 0522	\$59,500	Q	

2022 Land Information						
Seawall: No		Frontage:		View: None		
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Single Family (01)	90x57	7300.00	90.0000	0.7410	\$486,837	FF

[click here to hide] 2023 Building 1 Structural Elements <a href="#">Back to Top</a>	
Site Address: 13436 BOCA CIEGA AVE	
<div> <div> Building Type: <b>Single Family</b>  Quality: <b>Average</b>  Foundation: <b>Piers</b>  Floor System: <b>Wood</b>  Exterior Wall: <b>Frame/Reclad Alum/Viny</b>  Roof Frame: <b>Gable Or Hip</b>  Roof Cover: <b>Shingle Composition</b>  Stories: <b>1</b>  Living units: <b>1</b>  Floor Finish: <b>Carpet/ Vinyl/Asphalt</b>  Interior Finish: <b>Drywall/Plaster</b>  Fixtures: <b>3</b>  Year Built: <b>1941</b>  Effective Age: <b>50</b>  Heating: <b>Central Duct</b>  Cooling: <b>Cooling (Central)</b> </div> <div>  </div> </div> <div> <a href="#">Compact Property Record Card</a>   <a href="#">Open plot in New Window</a> </div>	

Building 1 Sub Area Information		
Description	<a href="#">Living Area SF</a>	<a href="#">Gross Area SF</a>
<a href="#">Base (BAS)</a>	1,234	1,234
<a href="#">Open Porch Unfinished (OPU)</a>	0	144
<a href="#">Utility Unfinished (UTU)</a>	0	80
<a href="#">Screen Porch Unfinished (SPU)</a>	0	84
Total Living SF: <b>1,234</b>		Total Gross SF: <b>1,542</b>

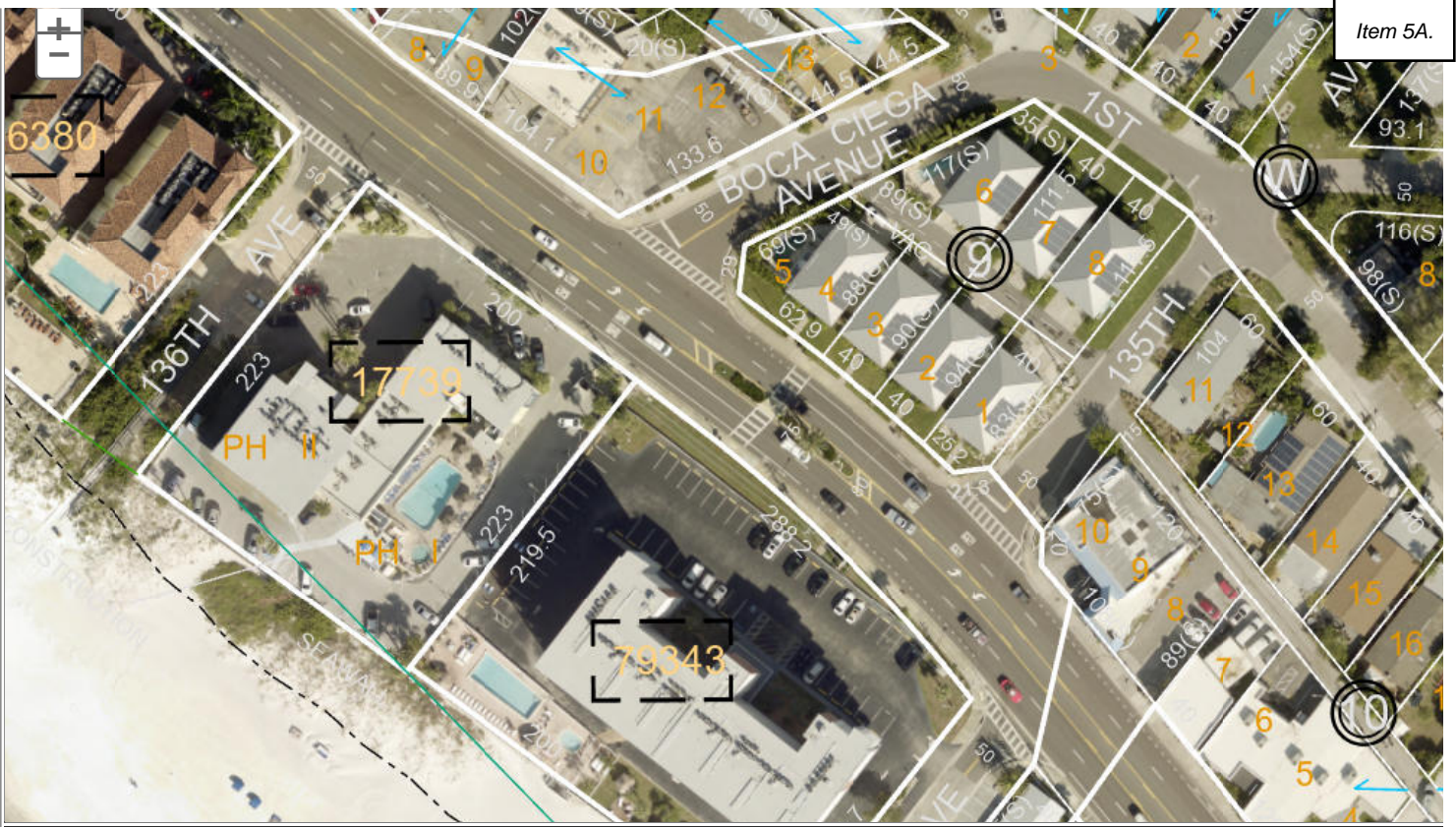
[click here to hide] 2023 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data	
<b>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	Description	Issue Date	Estimated Value
MECH20220270	HEAT/AIR	04 Apr 2022	\$4,200
R920210365	ROOF	21 Apr 2021	\$5,000
M1966	HEAT/AIR	04 Oct 2017	\$4,290
<a href="#">PER-H-CB220458</a>	ROOF	02 Aug 2000	\$2,100







Item 5A.

If you are experiencing [issues with this map loading](#)

- [Interactive Map of this parcel](#)
- [Map Legend](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

[Search](#) > Account Summary

## Real Estate Account #R166253

**Owner:**

ACQUISITION GROUP LLC

**Situs:**

13436 BOCA CIEGA AVE  
MADEIRA BEACH

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)
























## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/13/2022** for **\$5,472.42**.

 [Apply for the 2023 installment payment plan](#)

## Account History

BILL	AMOUNT DUE	STATUS			ACTION
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$5,472.42	11/13/2022	<b>Receipt</b> #952-22-048984	 <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$5,015.13	12/31/2021	<b>Receipt</b> #952-21-092097	 <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$4,231.18	11/30/2020	<b>Receipt</b> #952-20-068291	 <a href="#">Print (PDF)</a>
<a href="#">2019</a> ⓘ					
<a href="#">2019 Annual Bill</a>	\$0.00	<b>Paid</b> \$4,607.97	06/23/2020	<b>Receipt</b> #952-20-004922	 <a href="#">Print (PDF)</a>
<a href="#">Certificate #4409</a>		<b>Redeemed</b>	06/23/2020	<b>Face</b> \$4,382.59, <b>Rate</b> 0.25%	
		<b>Paid \$4,607.97</b>			
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,956.79	01/25/2019	<b>Receipt</b> #952-18-069474	 <a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,585.72	11/29/2017	<b>Receipt</b> #952-17-043612	 <a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,388.76	11/17/2016	<b>Receipt</b> #952-16-026364	 <a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,163.75	11/10/2015	<b>Receipt</b> #952-15-017836	 <a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,820.18	11/18/2014	<b>Receipt</b> #952-14-019864	 <a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,718.29	11/10/2013	<b>Receipt</b> #952-13-013720	 <a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,569.34	11/15/2012	<b>Receipt</b> #755-12-041375	 <a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,690.73	11/30/2011	<b>Receipt</b> #755-11-078627	 <a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,040.82	11/16/2010	<b>Receipt</b> #755-10-055757	 <a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,560.20	11/30/2009	<b>Receipt</b> #755-09-083901	 <a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,392.99	11/26/2008	<b>Receipt</b> #755-08-089817	 <a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,880.31	11/30/2007	<b>Receipt</b> #055-07-00122956	 <a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$4,521.52	01/31/2007	<b>Receipt</b> #055-06-00174862	 <a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,933.39	11/30/2005	<b>Receipt</b> #055-05-00106844	 <a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,481.80	05/31/2005	<b>Receipt</b> #010-04-00004729	 <a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,818.48	03/29/2004	<b>Receipt</b> #011-03-00007268	 <a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,552.14	03/31/2003	<b>Receipt</b> #009-02-00005367	 <a href="#">Print (PDF)</a>
<a href="#">2001 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,860.66	03/01/2002	<b>Receipt</b> #007-01-00027729	 <a href="#">Print (PDF)</a>
<a href="#">2000 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,583.36	12/29/2000	<b>Receipt</b> #055-00-00174338	 <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>				

BILL	AMOUNT DUE		STATUS		ACTION
<a href="#">1999 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,444.66	12/30/1999	<b>Receipt</b> #055-99-00173591	 <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>				

## COURTESY NOTICE OF CODE VIOLATION

MAY 23, 2022

ACQUISITION GROUP LLC/ NORA COREAS  
13436 BOCA CIEGA  
MADEIRA BEACH FL 33708

Case Number: 2022.3467

Parcel #: 15-31-15-65304-003-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

Address: 13436 BOCA CIEGA AVE

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 uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

**Violation Detail:**

- Work being done at the property without the required building permit(s).
- Interior remodel without permit

**Corrective action:**

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:

JUNE 03, 2022

Laura Roby

City of Madeira Beach – Building Department

[lroby@madeirabeachfl.gov](mailto:lroby@madeirabeachfl.gov)

727.391.9951 ext. 298

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708

Item 5A.



May 23, 2022 9:36:16 AM  
27.7916576N 82.7874128W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida

CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708

Item 5A.



May 23, 2022 9:36:36 AM  
27.79167017N 82.78741342W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida

CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708

Item 5A.



May 23, 2022 9:36:31 AM  
27.79164446N 82.78740369W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida



CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708

Item 5A.



May 23, 2022 9:36:59 AM  
27.79167901N 82.78747037W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida

CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708

Item 5A.





CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708

Item 5A.





Apr 4, 2022 10:54:57 AM  
27.79164863N 82.78743079W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida





Apr 4, 2022 10:55:00 AM  
27.79165004N 82.78743014W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida



Apr 4, 2022 10:54:59 AM  
27.79164837N 82.78743218W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida







Apr 4, 2022 10:55:30 AM  
27.7916561N 82.78743977W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida

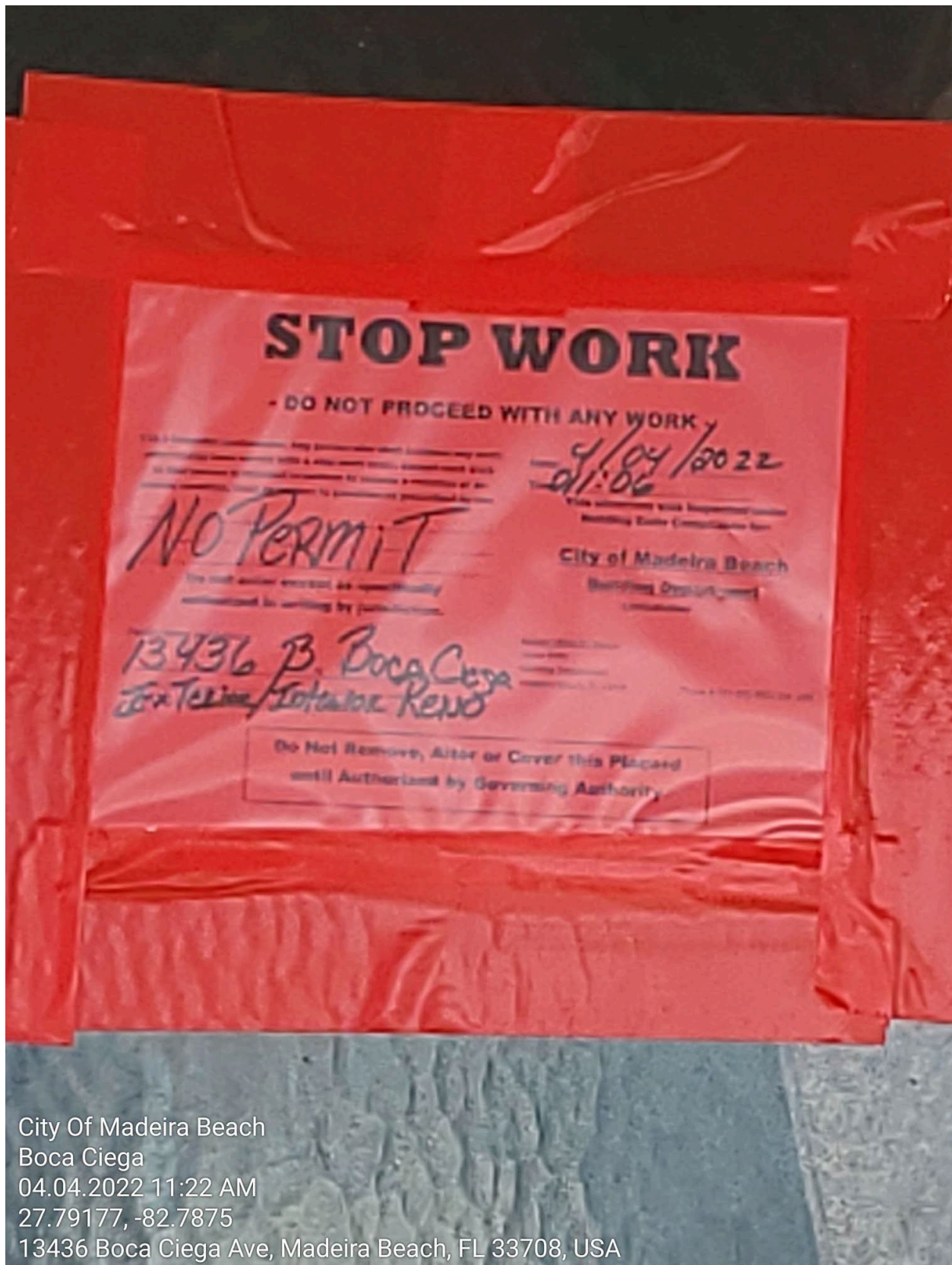






Apr 4, 2022 10:59:22 AM  
27.7916935N 82.78734363W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida





City Of Madeira Beach

Boca Ciega

04.04.2022 11:22 AM

27.79177, -82.7875

13436 Boca Ciega Ave, Madeira Beach, FL 33708, USA



Apr 4, 2022 11:12:42 AM  
27.7917532N 82.78738807W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida





City Of Madeira Beach  
Boca Ciega  
04.04.2022 11:24 AM  
27.79159, -82.7877  
13439 1st St E, Madeira Beach, FL 33708, USA





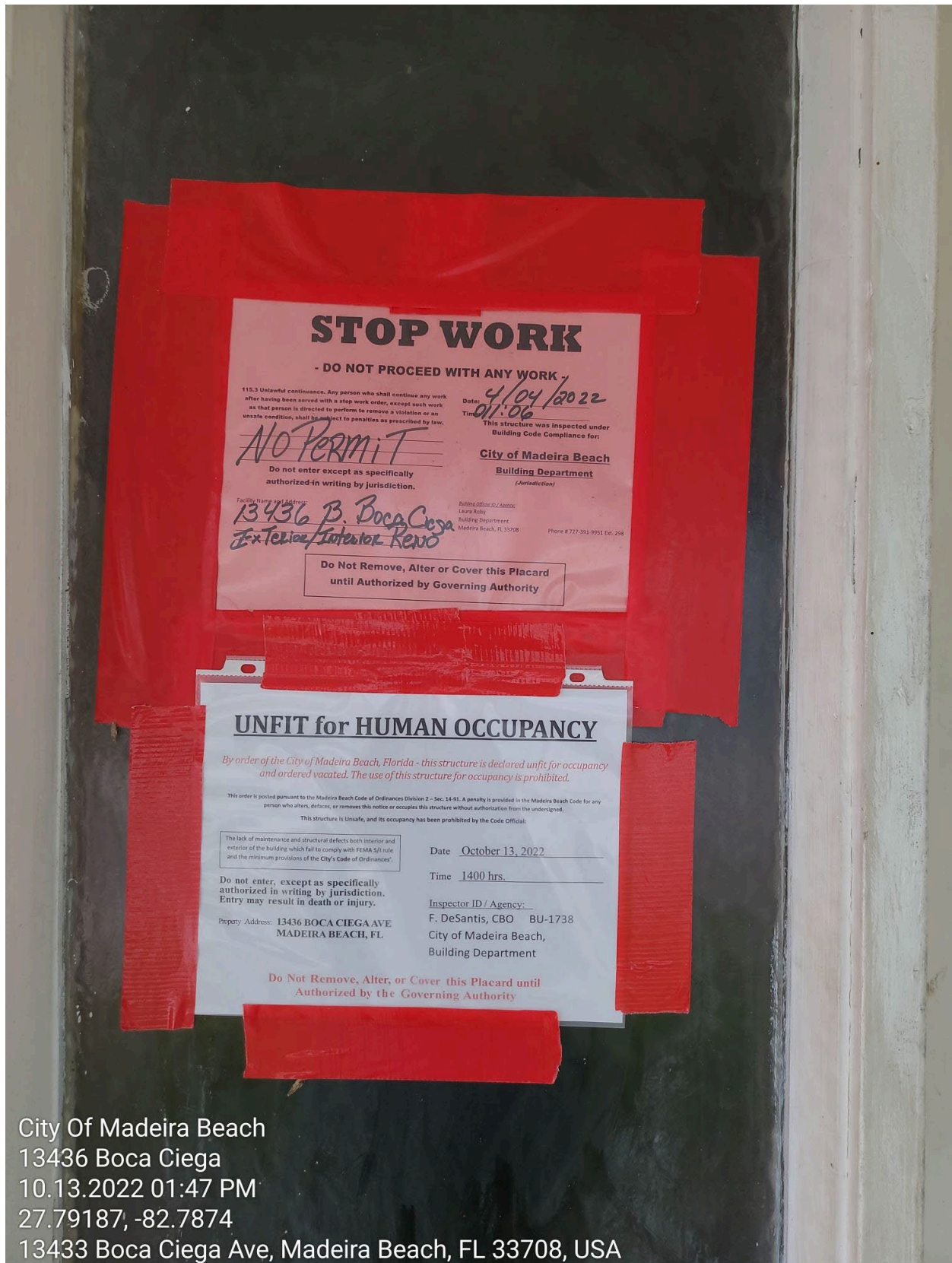
City Of Madeira Beach  
Boca Ciega  
04.04.2022 11:24 AM  
27.79167, -82.78759  
13436 Boca Ciega Ave, Madeira Beach, FL 33708, USA



City Of Madeira Beach  
Boca Ciega  
04.04.2022 11:24 AM  
27.79169, -82.78757  
13436 Boca Ciega Ave, Madeira Beach, FL 33708, USA



CASE# 2022.3467 10/13/2022 @14:00  
 13436 BOCA CIEGA AVE  
 MADEIRA BEACH FL 33708  
 POSTED: UNFIT FOR HUMAN OCCUPANCY



City Of Madeira Beach  
 13436 Boca Ciega  
 10.13.2022 01:47 PM  
 27.79187, -82.7874  
 13433 Boca Ciega Ave, Madeira Beach, FL 33708, USA



## NOTICE OF CODE VIOLATION

FEBRUARY 8, 2023

ACQUISITION GROUP LLC/ NORA COREAS  
13436 BOCA CIEGA  
MADEIRA BEACH FL 33708

Case Number: 2022.3467

Parcel #: 15-31-15-65304-003-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

Address: 13436 BOCA CIEGA AVE

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 uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

**Violation Detail:**

- Work being done at the property without the required building permit(s).
- Interior remodel without permit

**Corrective action:**

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 21, 2023

Laura Roby

City of Madeira Beach – Building Department

[lroby@madeirabeachfl.gov](mailto:lroby@madeirabeachfl.gov)

727.391.9951 ext. 298

Certified Mail # 7021 2720 0002 6580 6655

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

CERTIFIED MAIL®



Item 5A.

300 Municipal Drive  
Madeira Beach, Florida 33708

7021 2720 0002 6580 6655



quodient  
FIRST-CLASS MAIL  
IMI  
\$008.10<sup>0</sup>  
02/07/2023 ZIP 33708  
043M31233717

US POSTAGE

FEBRUARY 8, 2023  
ACQUISITION GROUP LLC/ NORA COREAS  
13436 BOCA CIEGA  
MADEIRA BEACH FL 33708

CERTIFIED MAIL®



300 Municipal Drive  
Madeira Beach, Florida 33708

7021 2720 0002 6580 6662



quodient  
FIRST-CLASS MAIL  
IMI  
\$008.10<sup>0</sup>  
02/07/2023 ZIP 33708  
043M31233717

US POSTAGE

FEBRUARY 8, 2023

DAVID MITCHELL SNYDER, CPA, LLC  
1426 GULF TO BAY BLVD SUITE C  
CLEARWATER, FL 33755

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

ACQUISITION GROUP, LLC  
 NORA LOREAS  
 13436 BOLA CIEGA AVE.  
 MADEIRA BEACH, FL 33708



9590 9402 6618 1028 7501 09

## 2. Article Number (Transfer from service label)

7021 2720 0002 6580 6655

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

## COMPLETE THIS SECTION ON DELIVERY

Item 5A.

## A. Signature

X

☐ Agent☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery over \$500

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

## USPS TRACKING#



9590 9402 6618 1028 7501 09

United States  
 Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

City of Madeira Beach  
 Building Department  
 300 Municipal Dr.  
 Madeira Beach, FL 33708

BUILDING

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

SPECIAL MAGISTRATE  
NOTICE OF HEARING

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

CASE #2022.2467  
DATE: 03/17/2023

vs.

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569  
Respondent,

**RE: Property:** 13436 Boca Ciega Ave., Madeira Beach, FL 33708.

**Parcel #:** 15-31-15-65304-003-0090

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **27th** day of **DECEMBER, 2023** 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 violations:

Sec. 86-52. - When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the

building official. No permit is required for uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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 violations 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, should you be found in violation of the City Code.

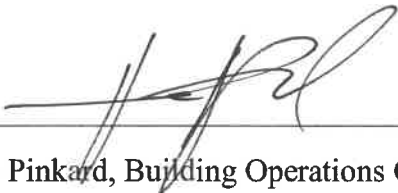
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 extension 244.

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to 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 HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 17<sup>th</sup> day of March, 2023



Holden Pinkard, Building Operations Coordinator



SPECIAL MAGISTRATE  
STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE # 2022.3467

DATE: 03/17/2023

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569

Property Address: 13436 Boca Ciega Ave., Madeira Beach, FL 33708.

Parcel #: 15-31-15-65304-003-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

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 uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.



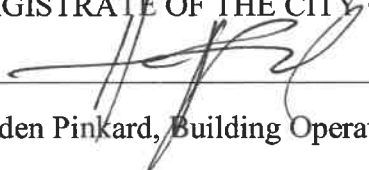
City of Madeira Beach  
BUILDING DEPARTMENT  
300 Municipal Drive  
Madeira Beach, FL 33708  
PH: 727-391-9951 ext. 284 FAX:727-399-1131



Item 5A.

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 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, Building Operations Coordinator

SPECIAL MAGISTRATE  
AFFIDAVIT OF SERVICE

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

DATE: 03/17/2023  
CASE # 2022.3467

Vs.

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569  
Respondent,

**RE Property:** 13436 Boca Ciega Ave. **Parcel #** 15-31-15-65304-003-0090

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

**AFFIDAVIT OF SERVICE**

I, Holden Pinkard, Building Operations Coordinator of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 17 day of March, 2023, I mailed a copy of the attached NOTICE OF HEARING via certified Mail, Return Receipt requested.

On the 17 day of March, 2023, I mailed a copy of the attached NOTICE OF HEARING/ via First Class Mail.

On the 17 day of March, 2023, I posted a copy of the attached NOTICE OF HEARING/ on the property located at 13436 Boca Ciega Ave. Parcel # 15-31-15-65304-003-0090 the City of Madeira Beach.

On the 17 day of March, 2023, I caused the attached NOTICE OF HEARING/ to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



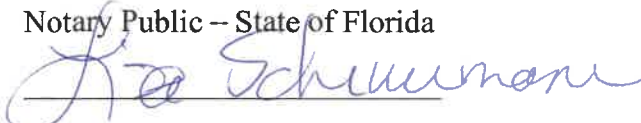
Holden Pinkard, Building Operations Coordinator

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me, the undersigned authority, by means of 0 physical presence or \_\_\_\_\_ online notarization, this 17 day of Mar, 2023, by Holden Pinkard, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 4/5/25

Notary Public -- State of Florida



Print or type Name.





Item 5A.

300 Municipal Drive  
Madeira Beach, Florida 33708



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$000.60**  
03/17/2023 ZIP 33708  
043M31233717

US POSTAGE

Vs.

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569  
Respondent.



300 Municipal Drive  
Madeira Beach, Florida 33708

CERTIFIED MAIL®



7019 1120 0000 4363 0166



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$008.10**  
03/17/2023 ZIP 33708  
043M31233717

US POSTAGE

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569  
Respondent,







APPLICATION TEXT

[2022-06-14 14:41:00 1046fdes]:need to discuss with JR, over 50%

[2022-07-13 09:43:25 1046Barb]:contract & revised plans rec'd sent to planning for review

[2022-07-13 09:58:12 1046spor]: Need to discuss with Linda, so she can write letter to homeowner. New contract is for different work than on permit app.

[2022-07-22 12:09:27 1046Barb]:new app submitted.

[2022-07-26 13:47:35 1046spor]: App folder in LP's office.

[2022-08-31 08:50 1046LROBY] APP FOLDER WITH LP OFFICE.

[[[2022.20.09]]]] 08:17 1046LROBY NO CHANGE APP FOLDER IN LP'S OFFICE.

[2022-12-14 09:59:16 1046Barb]:NEW APP & PLANS SUBMITTED- ASSIGNED SAME APP NUMBER AS OLD APP SENT TO PLANNING FOR REVIEW

[2023-01-17 14:41:47 1046marci]:EMAIL sent on 1.17.23, given the current state of the structure I do not see how this property can be renovated and compy with the City FEMA requirements

Todd,

I am reviewing your permit application submittal and offer the following:

- The appraisal provided is not consistent with what is required for consideration in the 50% FEMA valuation allowance. The appraisal does not include interior pictures of the subject property nor pictures of the comp properties being referenced, and the values are not clearly broken down separating land from structure with depreciation consideration.

In consideration of the above and our experience, the cost of the proposed work will far exceed the 50% allowed for remodel work and I do not see a path to approving any renovations to the existing structure. The valuation of the proposed work is extremely low compared to market values and actual construction costs which is what we are required to consider when reviewing permits for work done below the base flood elevation.

The property will need to be reconstructed in compliance with current floodplain regulations with a living floor above design flood elevation. If you would like to discuss further please coordinate with Lisa, copied on this email, to schedule a meeting.

Thank you

[2023-01-17 14:53:37 1046Lisa]: App in denied drawer

[2023-02-14 10:57:13 1046Lisa]:EM from Marci to Contractor, Todd:  
Todd,

As previously discussed, multiple city representatives have reviewed this permit and have concluded any improvement to this property will require becoming compliant with FEMA regulations and as such will require the structure to be elevated above design flood elevation with no allowance for remodeling the structure at grade. I have copied the pertinent city officials on this correspondence and if you wish to elevate this matter I do believe the next step would be to present your file to the magistrate for review however please be advised there is no allowance for variance to any FEMA requirements and as such the outcome will, in most all instances, align with the determination already



made by multiple reviewers.

Marci L. Forbes, PE, CFM

SPECIAL MAGISTRATE  
NOTICE OF HEARING  
AFFIDAVIT OF NON-COMPLIANCE AND AFFIDAVIT OF COMPLIANCE

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

CASE #2022.1296  
DATE: 03/17/2023

vs.

MURRAY, BRIAN  
10953 70TH AVE #3  
SEMINOLE, FL 33772  
Respondent,

**RE: Property:** 14033 E. Parsley Dr., Madeira Beach, FL 33708. **Parcel #:** 10-31-15-04446-001-0030

**Legal Description:** BAY POINT ESTATES BLK 1, LOT 3

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **27th** day of **MARCH, 2023** 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 violations:

**Sec. 14-91. - Declaration of unfit structure.**

Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, he may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupation, as the case may be, has been made to conform to the law.

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

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

\* (4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

\* (6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

\* (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

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 violations 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, should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to 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 HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 17th day of March, 2023



---

Holden Pinkard, Building Operations Coordinator



300 Municipal Drive  
Madeira Beach, Florida 33708

vs.  
MURRAY, BRIAN  
10953 70TH AVE #3  
SEMINOLE, FL 33772  
Respondent,



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$000.60**  
03/17/2023 ZIP 33708  
043M31233717

US POSTAGE



300 Municipal Drive  
Madeira Beach, Florida 33708

vs.  
MURRAY, BRIAN  
10953 70TH AVE #3  
SEMINOLE, FL 33772  
Respondent.



7019 1120 0000 4383 0173



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$008.10**  
03/17/2023 ZIP 33708  
043M31233717

US POSTAGE

CERTIFIED MAIL®

Item 6A.







**SPECIAL MAGISTRATE  
AFFIDAVIT OF NON-COMPLIANCE**

NOVEMBER 28, 2022

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

vs.

MURRAY, BRIAN  
14033 E PARSLEY DR  
MADEIRA BEACH FL 33708-2301  
Respondent,

CASE NO. 2021.1296

I, Holden Pinkard *Operations Coordinator*, have personally examined the property described in the Madeira Beach Special Magistrate Order dated 10/28/2022 in the above referenced case and find that said property is not in compliance with:

**Sec. 14-91. - Declaration of unfit structure.**

Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, he may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupation, as the case may be, has been made to conform to the law.

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

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

of the Code of the City of Madeira Beach, Florida, as of November 28, 2022.

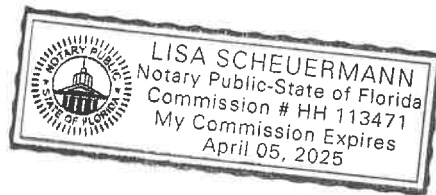
  
Holden Pinkard, Operations Coordinator

**STATE OF FLORIDA**  
**COUNTY OF PINELLAS**

Before me on 28th day of November, 2022 personally appeared who executed  
the foregoing instrument and who is personally known to me.

SEAL

  
Notary



**SPECIAL MAGISTRATE  
AFFIDAVIT OF COMPLIANCE**

MARCH 7, 2023

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

vs.

MURRAY, BRIAN  
14033 E PARSLEY DR  
MADEIRA BEACH FL 33708-2301  
Respondent,

CASE NO. 2021.1296

I, Holden Pinkard, *Operations Coordinator*, have personal examined the property described in

Madeira Beach Notice of Violation: 09-21-2022  
Madeira Beach Special Magistrate Order: 10-28-2022

In the abovementioned case and find that said property is in compliance with Sec. 14-70, of the Code of the City of Madeira Beach, Florida, as of 03-06-2023.

  
Holden Pinkard, Operations Coordinator

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

Before me on this 7th day of March, 2023, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.

  
Notary

SEAL

