



JANUARY SPECIAL MAGISTRATE- VARIANCE/SPECIAL EXCEPTION/CODE ENFORCEMENT MEETING AGENDA

Monday, January 22, 2024 at 2:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

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. CE-24-0002 441 129th Ave E

B. 2022.3526 590 Normandy Rd

C. VAR 2024-01 105 147th Ave

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

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

15-31-15-97848-002-0100

[Compact Property Record Card](#)

[Tax Estimator](#)

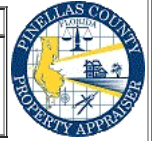
Updated January 12, 2024

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
DE CANDIDO, GABRIEL TRE DE CANDIDO, GABRIEL A & PATRICIA H TRUST 12521 FRANK DR N SEMINOLE FL 33776-1717	441 129TH AVE E MADEIRA BEACH



Property Use: 0820 (Duplex-Triplex-Fourplex) **Current Tax District:** MADEIRA BEACH ([MB](#)) **SF:** 2,115 **Total Gross SF:** 3,064 x2

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

WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 & VAC ST

File for Homestead Exemption			2024 Parcel Use	
Exemption	2024	2025		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
22477/1031	Sales Query	121030278021	A	Current FEMA Maps	27/25

2023 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Yes	\$775,000	\$387,271	\$336,771	\$459,061	\$336,771
2021	Yes	\$508,000	\$360,455	\$309,955	\$334,955	\$309,955
2020	Yes	\$492,396	\$340,112	\$289,612	\$326,113	\$289,612
2019	Yes	\$485,145	\$318,090	\$267,590	\$319,926	\$267,590
2018	Yes	\$508,934	\$298,358	\$247,858	\$328,261	\$247,858
2017	Yes	\$410,728	\$271,173	\$221,173	\$276,982	\$221,173
2016	Yes	\$400,022	\$254,761	\$204,761	\$269,754	\$204,761
2015	Yes	\$377,438	\$241,234	\$191,234	\$258,793	\$191,234
2014	Yes	\$322,156	\$228,758	\$178,758	\$233,012	\$178,758
2013	Yes	\$262,291	\$216,567	\$166,567	\$204,402	\$166,567
2012	Yes	\$212,518	\$205,142	\$155,142	\$180,142	\$155,142
2011	Yes	\$246,814	\$217,385	\$167,385	\$192,385	\$167,385
2010	Yes	\$280,934	\$231,168	\$181,168	\$206,168	\$181,168
2009	Yes	\$349,475	\$259,258	\$209,258	\$234,258	\$209,258
2008	Yes	\$410,200	\$286,482	\$236,482	\$261,482	\$236,482
2007	Yes	\$530,100	\$337,469	\$312,469	N/A	\$312,469
2006	Yes	\$541,400	\$340,141	\$315,141	N/A	\$315,141
2005	Yes	\$396,000	\$271,800	\$246,800	N/A	\$246,800
2004	Yes	\$330,300	\$236,200	\$211,200	N/A	\$211,200
2003	Yes	\$296,700	\$219,500	\$194,500	N/A	\$194,500
2002	Yes	\$234,300	\$189,400	\$164,400	N/A	\$164,400
2001	Yes	\$190,400	\$172,300	\$147,300	N/A	\$147,300
2000	Yes	\$161,500	\$153,000	\$128,000	N/A	\$128,000
1999	Yes	\$142,300	\$142,300	\$117,300	N/A	\$117,300
1998	Yes	\$144,700	\$142,100	\$117,100	N/A	\$117,100
1997	Yes	\$137,800	\$137,800	\$112,800	N/A	\$112,800
1996	Yes	\$134,900	\$134,900	\$109,900	N/A	\$109,900

2023 Tax Information

2023 Tax Bill	Tax District: MB
2023 Final Millage Rate	16.1412
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	

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
15 Jun 2023	22477 / 1031	\$1,585,000	Q	I
24 Feb 2022	21967 / 1065	\$1,000,000	Q	I
1976	04475 / 0358	\$70,000	Q	

Item 5A.

[exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions.](#)

Please use our new [Tax Estimator](#) to estimate taxes under new ownership. **2023 Land Information**

Seawall: Yes

Frontage: Intracoastal

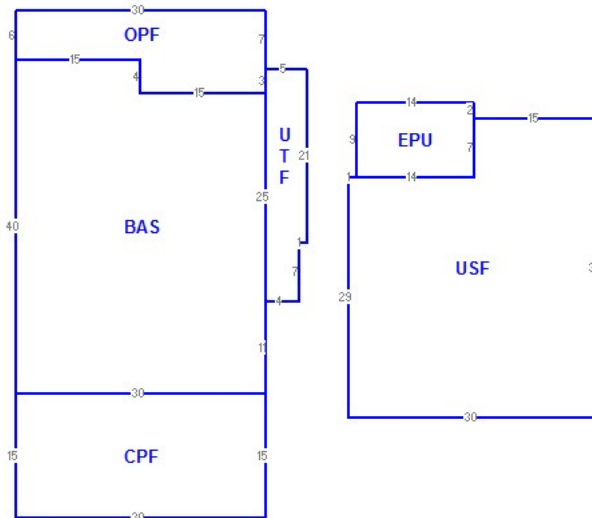
View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam <10 Units (08)	54x122	23000.00	54.0000	1.1342	\$1,408,676	FF

[\[click here to hide\]](#) **2024 Building 1 Structural Elements** [Back to Top](#)

Site Address: 441 129TH AVE E

Building Type: **Duplex - 4-Plex**
 Quality: **Average**
 Foundation: **Continuous Footing Poured**
 Floor System: **Slab On Grade**
 Exterior Wall: **Concrete Block**
 Roof Frame: **Gable Or Hip**
 Roof Cover: **Shingle Composition**
 Stories: **2**
 Living units: **2**
 Floor Finish: **Carpet/ Vinyl/Asphalt**
 Interior Finish: **Drywall/Plaster**
 Fixtures: **9**
 Year Built: **1952**
 Effective Age: **31**
 Heating: **Central Duct**
 Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Enclosed Porch Unfinished (EPU)	0	126
Carport (CPF)	0	450
Base (BAS)	1,140	1,140
Upper Story (USF)	975	975
Open Porch (OPF)	0	240
Utility (UTE)	0	133
Total Living SF: 2,115		Total Gross SF: 3,064

[\[click here to hide\]](#) **2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
STM/SEC SH	\$2,400.00	6.00	\$14,400.00	\$11,952.00	2017
STM/SEC SH	\$1,200.00	4.00	\$4,800.00	\$3,984.00	2017
BT LFT/DAV	\$3,000.00	1.00	\$3,000.00	\$1,200.00	1975
BT LFT/DAV	\$0.00	1.00	\$0.00	\$0.00	1952
PATIO/DECK	\$22.00	300.00	\$6,600.00	\$2,640.00	1970
PATIO/DECK	\$22.00	450.00	\$9,900.00	\$3,960.00	1980
DOCK	\$56.00	135.00	\$7,560.00	\$3,024.00	1975

[\[click here to hide\]](#) **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
DRVWY20220597	CONC PAVE/DRIVEWAY	06 Jul 2022	\$28,000
SH2081	SHUTTERS	14 Nov 2017	\$10,781
201400857	PATIO/DECK	24 Nov 2014	\$2,000
P3833307	DOCK	11 Jul 2007	\$0
PER-H-CB299744	ROOF	13 Jul 2004	\$3,950
PER-H-CB293086	CARPORT	31 Mar 2004	\$2,480





If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close

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Charles W. Thomas

pinellas county tax collector

[Search](#) > Account Summary

Real Estate Account #R166780

Owner:

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST

Situs:

441 129TH AVE E
MADEIRA BEACH

[Parcel details](#)

[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2023** for **\$13,946.00**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00 Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Print (PDF)
Total Amount Due	\$0.00

BILL	AMOUNT DUE
2012 Annual Bill ⓘ	\$0.00  Print (PDF)
2011 Annual Bill ⓘ	\$0.00  Print (PDF)
2010 Annual Bill ⓘ	\$0.00  Print (PDF)
2009 Annual Bill ⓘ	\$0.00  Print (PDF)
2008 Annual Bill ⓘ	\$0.00  Print (PDF)
2007 Annual Bill ⓘ	\$0.00  Print (PDF)
2006 Annual Bill ⓘ	\$0.00  Print (PDF)
2005 Annual Bill ⓘ	\$0.00  Print (PDF)
2004 Annual Bill ⓘ	\$0.00  Print (PDF)
2003 Annual Bill ⓘ	\$0.00  Print (PDF)
2002 Annual Bill ⓘ	\$0.00  Print (PDF)
2001 Annual Bill ⓘ	\$0.00  Print (PDF)
2000 Annual Bill ⓘ	\$0.00  Print (PDF)
1999 Annual Bill ⓘ	\$0.00  Print (PDF)
Total Amount Due	\$0.00

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CITY OF MADEIRA BEACH

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



- NOTICE OF VIOLATION -

DE CANDIDO, GABRIEL TRE DE CANDIDO,
 GABRIEL A & PATRICIA H TRUST
 12521 FRANK DR N
 SEMINOLE, FL 33776

Case No: CE-24-0002
 RE: 441 129TH AVE E

INSPECTION DATE: January 3, 2024
PARCEL NUMBER: 15-31-15-97848-002-0100
LEGAL DESCRIPTION: WILLIAM'S

Dear OWNER,

January 3, 2024

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

Specifically, your property is in violation of the following:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if;

The residential property has an effective and valid license a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and
 The residential property is not in violation of any section of the Code of Ordinances; and
 An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and
 That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015.
 (Ord. No. 2015-13, § 1, 11-10-15)

Code Section:	Corrective Action:	Compliance Due Date:
110-201	Please make corrections to listed violations	CEASE IMMEDIATELY
62-33	Please make corrections to listed violations	Janurary 10th 2024
34-503	Please make corrections to listed violations	Janurary 10th, 2024

The violation(s) must be corrected by CEASE IMMEDIATELY . This is a REPEAT VIOLATION and will be set for the the Madeira Beach Special Magistrate.

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

Sincerely,

Cory Snyder
 Deputy Sheriff
 Telephone: 727-391-9951 x 295

Method of Delivery:

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

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



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



**SPECIAL MAGISTRATE
 NOTICE OF HEARING**

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

DE CANDIDO, GABRIEL TRE DE CANDIDO, GABRIEL A
 & PATRICIA H TRUST
 12521 FRANK DR N
 SEMINOLE, FL 33776
 Respondent,

RE: 441 129TH AVE E
PARCEL NUMBER: 15-31-15-97848-002-0100
**LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 &
 VAC ST**

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00pm** on **Monday** the **22nd** day of **January**, **2024** there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. 2018-07, § 1, 7-11-18)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any

residential property as a vacation rental without the issuance of a certificate of compliance if;

The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and

The residential property is not in violation of any section of the Code of Ordinances; and

An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and

That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015.
(Ord. No. 2015-13, § 1, 11-10-15)

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

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

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

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have 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 x 244.

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to 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 11th day of January, 2024



Deputy Cory Snyder, Deputy Sheriff



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



SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE

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

DE CANDIDO, GABRIEL TRE DE CANDIDO, GABRIEL A
& PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776
Respondent,

RE: 441 129TH AVE E
PARCEL NUMBER: 15-31-15-97848-002-0100
LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 & VAC ST

AFFIDAVIT OF SERVICE

I, Cory Snyder, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:
That pursuant to Florida Statue 162.12,

On the 11th day of January, 2024, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 11th day of January, 2024, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 11th day of January, 2024, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at Vacant Lot on Gulf Blvd, Madeira Beach FL. Parcel # **15-31-15-97848-002-0100, WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 & VAC ST** in the City of Madeira Beach.

On the 11th day of January, 2024, I caused the attached **NOTICE OF HEARING/ORDER** to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



Deputy Cory Snyder, Deputy Sheriff

State of Florida
County of Pinellas

Before me on 11th day of January, 2024, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.



SEAL



GRACE KELLY MILLS
Commission # HH 166530
Expires August 18, 2025
Bonded Thru Budget Notary Services



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

DE CANDIDO, GABRIEL TRE DE CANDIDO,
 GABRIEL A & PATRICIA H TRUST
 12521 FRANK DR N
 SEMINOLE, FL 33776

Case No: CE-24-0002
 RE: 441 129TH AVE E

DATE: January 11, 2024

PARCEL NUMBER: 15-31-15-97848-002-0100

LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 & VAC ST

Code(s) which have been violated:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if; The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional

regulations prior to February 28, 2006; and
 The residential property is not in violation of any section of the Code of Ordinances; and
 An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and
 That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015.
 (Ord. No. 2015-13, § 1, 11-10-15)

On 01/02/2024, a complaint was received from JD Sullivan in reference to Short Term Activity at 441 129th Ave E. Code Enforcement Case for the property listed was opened

On 01/03/2024, an inspection was conducted on the listed property identifying the listed violation(s) Short Term Rental Activity. "ERIN" from Missouri rented property 441 129th Ave , Friday Dec 29th through Sat Jan 5th \$2200 plus fees for dogs for a total of \$2800. AIRBNB used to book the ground floor apartment. Airbnb contact person was Liza. Interview of tenant was captured on Body Worn Camera.

On 01/03/24, a Notice of Violation was mailed and/or posted with instructions on how to remedy the violations listed. On 01/11/24, a Notice of Hearing was mailed and/or posted with a scheduled hearing date.


This is a REPEAT VIOLATION for this Property Owner Gabriel DeCandido.

On 9/22/2022 an NTA was issued to Gabriel DeCandido on for violation of Short Term Rental at 530 Lillian Dr, on 10/22/2022, a guilty plea was entered and the fine was paid.

Gabriel DeCandido was found in Violation at the Special Magistrate on June 2nd, 2023 for Repeat Violation of this property.

On 11/11/2024 The Special Magistrate process was initiated for Jan 22 2024 at 2:00 pm.

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



Deputy Cory Snyder, Deputy Sheriff

**COUNTY COURT, PINELLAS COUNTY, FLORIDA
MISDEMEANOR DIVISION**

Item 5A.

Pinellas County Justice Center
14250 49th Street North
Clearwater, Florida 33762
Phone: (727) 464-7000
10/07/2022

STATE OF FLORIDA vs. DECANDIDO, GABRIEL
Division P
UCN: 522022MO013450000APC

PID: 778565
CASE NUMBER: 22-13450-MO

CHARGE(s):
SHORT TERM RENTAL VIOLATION LESS 6 MO (1 COUNT)

NOTICE OF MUNICIPAL ORDINANCE ARRAIGNMENT HEARING

******* PLEASE BRING THIS NOTICE WITH YOU *****
***** APPROPRIATE ATTIRE REQUIRED *******

**The above case is set at 1:30 PM on Thursday, December 01, 2022.
In Courtroom 1, 4th Floor, at the Pinellas County Justice Center,
14250 49th Street North, Clearwater, Florida 33762.**

To receive free courtesy text or email reminders for case hearings, please register at enotify.flcourts.org.

***** PLEASE DISREGARD THIS NOTICE IF PAYMENT HAS ALREADY BEEN MADE ***
(You may call (727) 464-7000 to confirm receipt of payment)**

All interested parties listed on the reverse side are notified of said ARRAIGNMENT date.

You are further notified that attorney's fees and mandatory and discretionary costs may be imposed against you. If you fail to appear as required by this court notice, and are not currently in custody, a warrant will be issued for your arrest, and your Release-On-Recognizance (ROR) will be revoked or your surety or cash bond will be estreated. If you are represented by an attorney, please contact them regarding this notice.


***** NOTICE *****

If you need a foreign language interpreter for this hearing, please call (727) 453-7177. Si usted necesita un interprete el dia de su cita en la corte, favor de llamar al (727) 453-7177.

***** See the reverse side for disability accommodation information. *****

GABRIEL DECANDIDO
12521 FRANK DR N
SEMINOLE, FL 33776




KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

ATTENTION**ALL COURT FINES AND COSTS ARE DUE AND OWING UPON BEING ASSESSED IN COURT.**

YOU WILL BE REQUIRED TO REPORT TO THE CLERK OF COURT'S OFFICE IMMEDIATELY AFTER YOUR HEARING TO MAKE PAYMENT ARRANGEMENTS.

Payments shall be made in cash, check, credit card or money order made payable to the Pinellas County Clerk of Court.

Pay with your phone now!

**Payment Options:**

Internet - www.mypinellasclerk.org

Automated Phone Payments (727) 464-4846
(Payments made by credit or debit cards are charged a 3.5% convenience fee.)

AMSCOT accepts only cash payments – A \$2.00 service charge will apply.

Mail Payments or Correspondence to:

Pinellas County Justice Center
14250 49th St. North
Clearwater, FL 33762

Checks or Money Orders shall be made payable to the **Pinellas County Clerk of the Circuit Court** and shall include the **Defendants Name and Case Reference Number.**

Pay in Person at:

Pinellas County Justice Center
14250 49th St. North
Clearwater, FL 33762

St. Petersburg Branch
545 1st Ave N, Room 153
St Petersburg, FL 33701

North County Branch Office
29582 US Highway 19 North
Clearwater, FL 33761

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-22-0050

Petitioner,

vs.

DE CANDIDO, PATRICIA H TRE,
530 Lillian Dr.
Madeira Beach, FL 33708,

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER IMPOSING FINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on May 22, 2023, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Deputy Cory Snyder, provided testimony on behalf of the City.
2. Dominic Asterlita appeared on behalf of the Respondent.
3. Jeff Hughes provided public comment that the property was being used as a short term rental.
4. The property in question is located at 530 Lillian Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

CRYSTAL ISLAND 1ST ADD LOT 59

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.
6. The Respondent was notified that Respondent was in violation of the following section of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 110-176. - Definition; purpose and intent.

The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1,

single-family residential district correlates with the residential urban (RU) category of the Countywide Plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a six-month period.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:


1. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 110-176, of the Code of Ordinances of the City of Madeira Beach.

2. The Respondent has corrected the above stated by taking the remedial action as set forth, and stated on the record at the hearing, which is to stop short term rentals on the Property.

3. A fine shall be imposed in the amount of \$150.00 per day for the violation set forth in Paragraph 6 above for 22 days (March 9, 2023, to March 31, 2023), for a total amount of \$3,300.00.

4. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 8th day of June, 2022.


 Bart R. Valdes
 Special Magistrate

A true and correct copy of this Order was delivered by certified mail, regular mail and electronic mail to: De Candidio, Patricia H Tre, 530 Lillian Dr., Madeira Beach, FL 33708; and 12521 Frank Dr. N., Seminole, FL 33776 by electronic mail to Thomas Trask, Esq. (tom@cityattorneys.legal); and by U.S. Mail and e-mail transmission to the City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708, on this 8th day of June, 2023.


 Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. Ss. 162-11.

**COUNTY COURT, PINELLAS COUNTY, FLORIDA
NOTICE TO APPEAR/ORDINANCE VIOLATION**

OBTS Number	Person ID	Court Case Number
-------------	-----------	-------------------

Agency PINELLAS COUNTY SO	Report Number: (COMPLAINT) SO22-304656
------------------------------	---

THE UNDERSIGNED SWEARS THAT HE/SHE HAS REASONABLE GROUNDS TO BELIEVE THAT THE BELOW NAMED DEFENDANT, AT THE TIME AND PLACE LISTED.

Day of Week THU	Month 9	Day 22	Year 2022	Time 02:00 PM
--------------------	------------	-----------	--------------	------------------

Name	First	Middle	Last
GABRIEL	DECANDIDO		

Street
12521 FRANK DR N

City SEMINOLE	State FL	Zip Code 33776	Race W	Sex M
------------------	-------------	-------------------	-----------	----------

Telephone	Place of Birth NY	Citizenship USA	Soc Sec Number
-----------	----------------------	--------------------	----------------

Driver License Number D-253-280-48-015-0	State FL	Employment
---	-------------	------------

Date of Birth 01/15/48	Height 602	Weight	Hair Color	Eye Color
---------------------------	---------------	--------	------------	-----------

LOCATION OF OFFENSE
530 LILLIAN DR

IN PINELLAS COUNTY FLORIDA, DID COMMIT THE FOLLOWING OFFENSE:
1 OF 1 CHARGES

TO-WIT SHORT TERM RENTAL VIOLATION LESS 6 MO.
110-176 PROHIBITED USES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SHORT TERM RENTALS OF A HOUSING UNIT. AS USED IN THIS DIVISION, THE TERM "SHORT TERM RENTAL" SHALL MEAN ANY RENTAL OF A DWELLING UNIT, OR PORTION THEREOF, FOR LESS THAN A SIX-MONTH PERIOD. "RENTER IDENTIFIED ON 9/22/2022 FOR 1 DAY". 530 LILLIAN IS IN R-1 ZONE AND 6 MO MINIMUM FOR RENTALS.

CONTRARY TO FLORIDA STATUTE ORDINANCE

CITY/COUNTY OF: MADERIA BEACH	SECTION 1110	SUB-SECTION 176
----------------------------------	-----------------	--------------------

- THIS IS A MISDEMEANOR VIOLATION OF FLORIDA STATE STATUTES REQUIRING AN APPEARANCE IN COURT.
- THIS IS A CRIMINAL ORDINANCE VIOLATION REQUIRING AN APPEARANCE IN COURT, THE PAYMENT OF THE LISTED FINE, OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY(30) CALENDAR DAYS.
- THIS IS AN ORDINANCE VIOLATION REQUIRING PAYMENT OF THE LISTED FINE OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY (30) CALENDAR DAYS.

COURT INFORMATION

DATE 10/27/2022	TIME 01:30 PM	COURTROOM 1	FINE \$93.00
--------------------	------------------	----------------	-----------------

**CRIMINAL JUSTICE CENTER
14250 49TH STREET N
CLEARWATER, FLORIDA 33762**

I agree to (1) appear at the time and place designated above to answer to the offense charged ; (2) enter a written plea of not guilty to the offense charged in person or by mail ; or (3) pay the fine listed. I understand that should I willfully fail to appear, fail to enter a written plea of not guilty, or fail to pay the required fine within thirty (30) calendar days, a capias may be issued for my arrest.
I certify by my signature the above listed address is correct.

Defendant's Signature

Pursuant to F.S. 92.525 and under penalty of perjury, I declare that I have read this document and its attachments and that the facts in it are true and correct to the best of my knowledge and belief

SHYDEL 58793 03332988

Rank/Signature of Officer Badge Number Person ID

REGISTER OF ACTIONS

CASE No. 22-13450-MO



[Order Documents!](#) [Click Here!](#)

[Request Now!](#) [Including Certified!](#)

STATE OF FLORIDA vs. DECANDIDO, GABRIEL



Case Type: **MUNICIPAL - ORDINANCE**
Date Filed: **10/03/2022**
Location: **Division P**
Judicial Officer: **CARBALLO, JOHN**
NTA REPORT NUMBER: **SO22-304656**
UNIFORM CASE NUMBER: **522022MO013450000APC**

PARTY INFORMATION

Attorneys

DEFENDANT: DECANDIDO, GABRIEL
12521 FRANK DR N
SEMINOLE, FL 33776

Male White
DOB: 01/15/1948
6' 2"

MUNICIPALITYCITY OF MADEIRA BEACH
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708

CHARGE INFORMATION - [\(CHECK PCSO FOR CUSTODY INFO\)](#)

Charges: DECANDIDO, GABRIEL	Statute	Level	Date
1. SHORT TERM RENTAL VIOLATION LESS 6 MO	5	MUNICIPAL ORDINANC	09/22/2022

EVENTS & ORDERS OF THE COURT

DISPOSITIONS

10/22/2022	Plea 1. SHORT TERM RENTAL VIOLATION LESS 6 MO GUILTY PLEA (FINE PAID)
10/22/2022	Disposition 1. SHORT TERM RENTAL VIOLATION LESS 6 MO NO TRIAL - ADJUDICATED GUILTY

OTHER EVENTS AND HEARINGS

12/01/2022	CANCELED ARRAIGNMENT (1:30 PM) (Judicial Officer CARBALLO, JOHN) PAID IN FULL
10/03/2022	NOTICE TO APPEAR ORDINANCE Doc # 1 Party: MADEIRA BEACH - ORD FILING FEE

FINANCIAL INFORMATION

DEFENDANT DECANDIDO, GABRIEL



[Court Ordered](#) [Click Here!](#)

[Pay Now!](#) [Fines, Fees, Costs?](#)

Total Financial Assessment	93.00
Total Payments and Credits	93.00
Balance Due as of 01/17/2024	0.00
10/06/2022 Transaction Assessment	93.00

10/22/2022 PAYMENTTHROUGH
INTEGRATION

Receipt # WB-2022-28019

DECANDIDO, GABRIEL

Item 5A.

ORDINANCE FILING FEE MADEIRA BEACH - ORD FILING FEE



Court Ordered

[Click Here!](#)

Pay Now!

Fines, Fees, Costs?

Total Financial Assessment

10.00

Total Payments and Credits

10.00

Balance Due as of 01/17/2024

0.00

10/06/2022 Transaction Assessment

10.00

10/18/2022 COUNTER PAYMENT

Receipt # CJ-2022-50348

CITY OF MADEIRA BEACH

(10.00)



300 Municipal Drive
Madeira Beach, Florida 33708

DE CANDIDO, GABRIEL TRE DE CANDIDO,
GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776

DATE: January 11, 2024

CERTIFIED MAIL



7019 2970 0000 5514 1650



quadrant
FIRST-CLASS MAIL
IMI
\$008.77⁰
01/11/2024 ZIP 33708
043M31233717

US POSTAGE

7019 2970 0000 5514 1650

U.S. Postal ServiceTM
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Domestic Mail Only

OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postmark
Here

Total Postage and Fees \$

Send BECAU0100 GABRIEL TRE
Street and Apt. No., or PO Box No. DR
12521 FRANK DR
City, State, ZIP+4[®] SEMINOLE FL 33776

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0000 5514 1650

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Certified Mail Fee \$ _____
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 Return Receipt (electronic) \$ _____
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 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark Here

Postage \$ _____
 Total Postage and Fees \$ _____

Sent DEC 01 08 GABRIEL TRE
 Street and Apt. No., or PO Box No. 12521 FRANK DR
 City, State ZIP+4® SEMINOLE FL 33776

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PLACE STICKER TOP OF ENVELOPE

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:
 DECANDIDO, GABRIEL TRE
 12521 FRANK DR N
 SEMINOLE, FL 33776

9590 9402 7951 2305 9263 22

2. Article Number (Transfer from service label)
 7019 2970 0000 5514 1650

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt





CITY OF MADEIRA BEACH

COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-6951 EXT. 295 - FAX (727) 395-1131



**SPECIAL MAGISTRATE
NOTICE OF HEARING**

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

DE CANDIDO, GABRIEL TRE DE CANDIDO, GABRIEL A
& PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE FL 33776
Respondent,

RE: 441 129TH AVE E
PARCEL NUMBER: 15-31-15-97846-002-0100
LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 &
VAC ST

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00pm on Monday, the 22nd day of
January, 2024 there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive,
Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

Code Violation	Code Section	Violation
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-08; Ord. No. 1138, § 3, 12-9-08; Ord. No. 52018-076, § 1, 7-11-18)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-5-07)
Registration required	34-603	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Cont](#)

10-31-15-43272-000-0430

[Compact Property Record Card](#)

[Tax Estimator](#)

Updated July 18, 2023

[Email](#) [Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
VESTGAARDEN, TOV I 590 NORMANDY RD MADEIRA BEACH FL 33708-2343	590 NORMANDY RD MADEIRA BEACH



[Property Use:](#) 0110 (Single Family Home) Current Tax District: MADEIRA BEACH (MB) Total Living: SF: 1,538 Total Gross SF: 2,544 Total Living Units: 1

[click here to hide] **Legal Description**
ISLAND ESTATES UNIT NO. 1 N 1/2 LOT 43 & S 49 FT OF LOT 42

Tax Estimator File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1	
Government:	No	No	Homestead Use Percentage: 100.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%	
Historic:	No	No	Classified Agricultural: No	

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
15679/2566	\$1,083,400 Sales Query	121030278022	A	Current FEMA Maps	25/19

2023 Preliminary Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$944,498	\$397,105	\$347,105	\$372,105	\$347,105

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Yes	\$816,811	\$385,539	\$335,539	\$360,539	\$335,539
2021	Yes	\$633,672	\$374,310	\$324,310	\$349,310	\$324,310
2020	Yes	\$524,820	\$369,142	\$319,142	\$344,142	\$319,142
2019	Yes	\$498,405	\$360,843	\$310,843	\$335,843	\$310,843
2018	Yes	\$487,915	\$354,115	\$304,115	\$329,115	\$304,115
2017	Yes	\$446,019	\$337,754	\$287,754	\$312,754	\$287,754
2016	Yes	\$392,761	\$302,184	\$252,184	\$277,184	\$252,184
2015	Yes	\$352,148	\$300,083	\$250,083	\$275,083	\$250,083
2014	Yes	\$317,737	\$297,701	\$247,701	\$272,701	\$247,701
2013	Yes	\$320,988	\$293,301	\$243,301	\$268,301	\$243,301
2012	Yes	\$300,998	\$288,398	\$238,398	\$263,398	\$238,398
2011	Yes	\$279,998	\$279,998	\$229,998	\$254,998	\$229,998
2010	Yes	\$305,782	\$305,782	\$255,782	\$280,782	\$255,782
2009	Yes	\$389,728	\$389,728	\$339,728	\$364,728	\$339,728
2008	Yes	\$462,400	\$462,400	\$412,400	\$437,400	\$412,400
2007	Yes	\$512,700	\$449,855	\$424,855	N/A	\$424,855
2006	Yes	\$557,000	\$438,883	\$413,883	N/A	\$413,883
2005	Yes	\$426,100	\$426,100	\$401,100	N/A	\$401,100
2004	No	\$376,500	\$376,500	\$376,500	N/A	\$376,500
2003	No	\$307,100	\$307,100	\$307,100	N/A	\$307,100
2002	No	\$258,400	\$258,400	\$258,400	N/A	\$258,400
2001	No	\$189,900	\$189,900	\$189,900	N/A	\$189,900
2000	No	\$167,700	\$167,700	\$167,700	N/A	\$167,700
1999	No	\$146,300	\$146,300	\$146,300	N/A	\$146,300
1998	No	\$149,100	\$149,100	\$149,100	N/A	\$149,100
1997	No	\$139,000	\$139,000	\$114,000	N/A	\$114,000
1996	Yes	\$137,300	\$137,300	\$112,300	N/A	\$112,300

2022 Tax Information

[2022 Tax Bill](#) Tax District: MB 16.2571
2022 Final Millage Rate

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

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
12 Mar 2007	15679 / 2566	\$550,000	Q	I
05 Jun 1997	09731 / 1112	\$179,000	Q	I
29 May 1996	09355 / 1933	\$29,000	U	
02 May 1988	06734 / 1166	\$1,000	U	

[exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions.](#)

Please use our new [Tax Estimator](#) to estimate taxes under new ownership. **2023 Land Information**

Seawall: Yes

Frontage: Canal/River

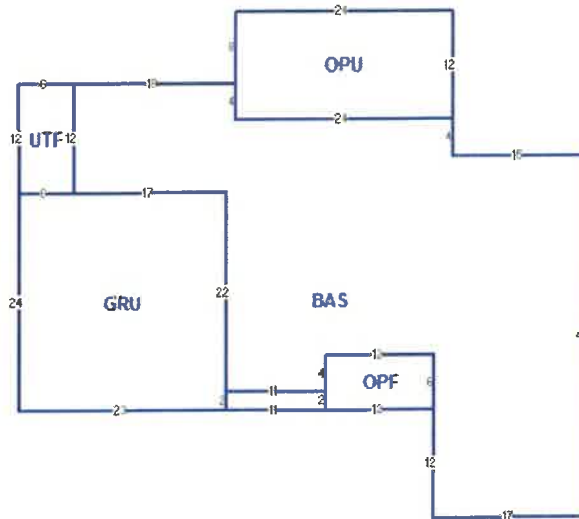
View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	77x120	13500.00	77.0000	1.0593	\$1,101,142	FF

[\[click here to hide\]](#) **2023 Building 1 Structural Elements** [Back to Top](#)

Site Address: 590 NORMANDY RD

- Building Type: **Single Family**
- Quality: **Average**
- Foundation: **Continuous Footing Poured**
- Floor System: **Slab On Grade**
- Exterior Wall: **Cb Stucco/Cb Reclad**
- Roof Frame: **Gable Or Hip**
- Roof Cover: **Shingle Composition**
- Stories: **1**
- Living units: **1**
- Floor Finish: **Carpet/Hardtile/Hardwood**
- Interior Finish: **Drywall/Plaster**
- Fixtures: **6**
- Year Built: **1955**
- Effective Age: **45**
- Heating: **Central Duct**
- Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Garage Unfinished (GRU)	0	552
Base (BAS)	1,538	1,538
Open Porch (OPF)	0	72
Open Porch Unfinished (OPU)	0	310
Utility (UTF)	0	72
Total Living SF: 1,538		Total Gross SF: 2,544

[\[click here to hide\]](#) **2023 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PORCH	\$12.00	289.00	\$3,468.00	\$3,468.00	2020
BT LFT/DAV	\$16,000.00	1.00	\$16,000.00	\$8,000.00	2003
DOCK	\$56.00	530.00	\$29,680.00	\$25,525.00	2017
BT LFT/DAV	\$3,500.00	1.00	\$3,500.00	\$1,750.00	2003
PATIO/DECK	\$22.00	185.00	\$4,070.00	\$3,378.00	2016
SPA/JAC/HT	\$16,000.00	1.00	\$16,000.00	\$13,280.00	2016
POOL	\$55,000.00	1.00	\$55,000.00	\$45,650.00	2016

[\[click here to hide\]](#) **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
DEMO20230446	DEMOLITION	08 Jun 2023	\$935
P47461-17	DOCK	01 Apr 2018	\$0
P47461-17REV	DOCK	01 Feb 2018	\$0
D2003	BOAT LIFT/DAVIT	17 Oct 2017	\$29,275
DOCK	DOCK	12 Oct 2017	\$0
BR1743	MISCELLANEOUS	11 Jul 2017	\$2,000
487	POOL	20 Apr 2016	\$40,000
92	ROOF	07 Dec 2015	\$7,200
P3509804	DOCK	25 Jan 2005	\$0
P3154402	DOCK	28 May 2002	\$0
P3150402	DOCK	28 May 2002	\$0
PER-H-CB249266	MISCELLANEOUS	08 Feb 2002	\$19,800
PER-H-CB240524	MISCELLANEOUS	14 Aug 2001	

Item 5B.

P2721299	DOCK	02 Jun 1999	
PER-H-CB197201	DOCK	21 May 1999	



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)



Search all services we offer...

[Vehicle Registration](#)

[Property Tax](#)

[Search](#) > Account Summary

Real Estate Account #R115825

Owner:

VESTGAARDEN, TOVI

Situs:

590 NORMANDY RD
MADEIRA BEACH

[Parcel details](#)

[Property Appraiser](#)

Homestead Exemption

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/22/2022** for **\$5,379.81**.

Account History

BILL	AMOUNT DUE	STATUS
2022 Annual Bill ⓘ	\$0.00 Paid \$5,379.81	11/22/2022 Receipt #0-22-142
2021 Annual Bill ⓘ	\$0.00 Paid \$5,480.82	11/17/2021 Receipt #0-21-122
2020 Annual Bill ⓘ	\$0.00 Paid \$5,479.62	11/23/2020 Receipt #0-20-114
2019 Annual Bill ⓘ	\$0.00 Paid \$5,395.70	11/19/2019 Receipt #0-19-070
2018 Annual Bill ⓘ	\$0.00 Paid \$5,171.44	11/09/2018 Receipt #0-18-056
2017 Annual Bill ⓘ	\$0.00 Paid \$4,991.45	11/17/2017 Receipt #0-17-000
2016 Annual Bill ⓘ	\$0.00 Paid \$4,476.80	11/08/2016 Receipt #0-16-000
2015 Annual Bill ⓘ	\$0.00 Paid \$4,560.00	11/16/2015 Receipt #0-15-000
2014 Annual Bill ⓘ	\$0.00 Paid \$4,491.02	11/12/2014 Receipt #0-14-000
2013 Annual Bill ⓘ	\$0.00 Paid \$4,428.01	11/22/2013 Receipt #0-13-000
2012 Annual Bill ⓘ	\$0.00 Paid \$4,344.94	11/16/2012 Receipt #0-12-000

Item 5B.

BILL	AMOUNT DUE	STATUS
Paid \$7,608.23		
2004 ⓘ		
2004 Installment Bill #4 ⓘ	\$0.00	Paid \$2,155.55 03/30/2005 Receipt #055-04-0
2004 Installment Bill #3 ⓘ	\$0.00	Paid \$2,090.89 12/29/2004 Receipt #012-04-0
2004 Installment Bill #2 ⓘ	\$0.00	Paid \$1,432.10 09/14/2004 Receipt #055-04-0
2004 Installment Bill #1 ⓘ	\$0.00	Paid \$1,409.61 06/15/2004 Receipt #055-04-0
Paid \$7,088.15		
2003 ⓘ		
2003 Installment Bill #4 ⓘ	\$0.00	Paid \$1,724.07 03/26/2004 Receipt #055-03-0
2003 Installment Bill #3 ⓘ	\$0.00	Paid \$1,672.36 12/22/2003 Receipt #055-03-0
2003 Installment Bill #2 ⓘ	\$0.00	Paid \$1,217.70 09/18/2003 Receipt #014-03-0
2003 Installment Bill #1 ⓘ	\$0.00	Paid \$1,198.58 06/24/2003 Receipt #012-03-0
Paid \$5,812.71		
2002 ⓘ		
2002 Installment Bill #4 ⓘ	\$0.00	Paid \$1,610.42 03/28/2003 Receipt #055-02-0
2002 Installment Bill #3 ⓘ	\$0.00	Paid \$1,562.12 12/19/2002 Receipt #015-02-0
2002 Installment Bill #2 ⓘ	\$0.00	Paid \$897.45 09/30/2002 Receipt #013-02-0
2002 Installment Bill #1 ⓘ	\$0.00	Paid \$883.36 06/20/2002 Receipt #013-02-0
Paid \$4,953.35		
2001 ⓘ		
2001 Installment Bill #4 ⓘ	\$0.00	Paid \$1,053.95 03/29/2002 Receipt #055-01-0
2001 Installment Bill #3 ⓘ	\$0.00	Paid \$1,022.33 12/17/2001 Receipt #004-01-0
2001 Installment Bill #2 ⓘ	\$0.00	Paid \$788.37 09/19/2001 Receipt #010-01-0
2001 Installment Bill #1 ⓘ	\$0.00	Paid \$775.99 06/13/2001 Receipt #007-01-0
Paid \$3,640.64		
2000 ⓘ		
2000 Installment Bill #4 ⓘ	\$0.00	Paid \$931.44 03/22/2001 Receipt #002-00-0
2000 Installment Bill #3 ⓘ	\$0.00	Paid \$903.50 12/29/2000 Receipt #055-00-0
2000 Installment Bill #2 ⓘ	\$0.00	Paid \$687.21 09/19/2000 Receipt #007-00-0
2000 Installment Bill #1 ⓘ	\$0.00	Paid \$676.41 06/30/2000 Receipt #007-00-0
Paid \$3,198.56		
1999 ⓘ		

COURTESY NOTICE OF CODE VIOLATION

SEPTEMBER 13, 2022

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH FL 33708- 2343

Case Number: 2022.3526

Parcel #: 10-31-15-43272-000-0430

Legal Description: ISLAND ESTATES UNIT NO. 1 N 1/2 LOT 43 & S 49 FT OF LOT 42

Address: 590 NORMANDY RD

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).

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:

SEPTEMBER 23, 2022

Laura Roby, CPMHI

City of Madeira Beach – Building Department

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).

NOTICE OF CODE VIOLATION

FEBRUARY 08, 2023

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH FL 33708- 2343

Case Number: 2022.3526

Parcel #: 10-31-15-43272-000-0430

Legal Description: ISLAND ESTATES UNIT NO. 1 N 1/2 LOT 43 & S 49 FT OF LOT 42

Address: 590 NORMANDY RD

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

Ordinance(s):

Sec. 86-52. - When required.

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Violation Detail:

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

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 22, 2022

Laura Roby, CPMHI

City of Madeira Beach – Building Department

lroby@madeirabeachfl.gov

727.391.9951 ext. 298

Certified Mail # 7019 2970 0000 5514 1391

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).



Item 5B.

300 Municipal Drive
Madeira Beach, Florida 33708

FEBRUARY 08, 2023

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH FL 33708-2343

7029 2970 0000 5524 1391



quadrant
FIRST-CLASS MAIL
IM1
\$008.10⁹
02/07/2023 ZIP 33708
043M31233717

US POSTAGE

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:
**VESTGAARDEN, TOV
 590 NORMANDY RD.
 MADEIRA BEACH, FL 33708**

2. Article Number (Transfer from service label)
9590 9402 6618 1028 7502 08

3. Service Type
 Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Insured Mail (over \$500)
 Registered Mail Express®
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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

5. Date of Delivery
 Agent
 Addressee

6. Received by (Printed Name)
 X

7. Article Number (Transfer from service label)
1662 4155 0000 0262 6102

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

COMPLETE THIS SECTION ON DELIVERY

Item 5B.

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.

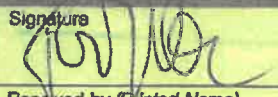
1. Article Addressed to:
 VESTBARDEN, TOV
 590 NORWANDY RD.
 MADEIRA BEACH, FL 33708



9590 9402 6618 1028 7502 08

2 Article Number (Transfer from service label)
 7019 2970 0000 5514 1391

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery
 2-11

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING#



TAMPA FL 335
 11 FEB 2023 PM 4 L

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

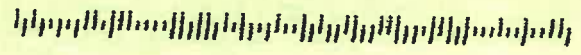
9590 9402 6618 1028 7502 08

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



CASE# 2022.3526 09-12-2022 @14:52
590 NORMANDY RD
MADEIRA BEACH FL 33702



City Of Madeira Beach
09.12.2022 02:53 PM
27.79736, -82.78566
590 Normandy Rd, Madeira Beach, FL 33708, USA

CASE# 2022.3526 09-12-2022 @14:52
590 NORMANDY RD
MADEIRA BEACH FL 33702



City Of Madeira Beach
09 12 2022 02:56 PM
27 79736 -82 78569
590 Normandy Rd, Madeira Beach, FL 33708, USA

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

January 12, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3526

VESTGAARDEN, TOV I
590 NORMNADY RD
MADEIRA BEACH FL 33708-2343

Respondents.

RE Property: 590 NORMANDY RD Parcel # 10-31-15-43272-000-0430

Legal Description: ISLAND ESTATES UNIT NO. 1 N ½ LOT 43 & S 49 FT OF LOT 42

AFFIDAVIT OF SERVICE

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 12th day of January, 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 12th day of January, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 12th day of January, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 590 Normandy Rd, Parcel # 10-31-15-43272-000-0430 the City of Madeira Beach.

On the 12th day of January, 2024, 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.

Grace Mills
Grace Mills, Code Compliance Officer
City of Madeira Beach

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, this 12th day of January, 2024, by Grace Mills, 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**

January 12, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3526

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH FL 33708-2343

Respondents.

RE Property: 590 Normandy Rd **Parcel #** 10-31-15-43272-000-0430

Legal Description: ISLAND ESTATES UNIT NO. 1 N ½ LOT 43 & S 49 FT OF LOT 42

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

January 12, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3526

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH FL 33708-2343

Respondents.

RE Property: 590 Normandy Rd

Parcel # 10-31-15-43272-000-0430

Legal Description: ISLAND ESTATES UNIT NO. 1 N ½ LOT 43 & S 49 FT OF LOT 42

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **22nd** day of January, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

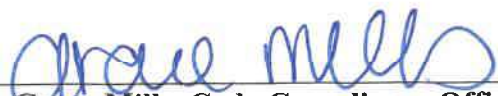
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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

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

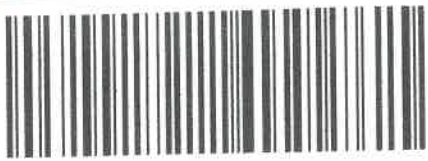
I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 12 day of January, 2024.



Grace Mills, Code Compliance Officer
City of Madeira Beach

CERTIFIED MAIL



7022 2410 0002 9255 2636

Item 5B.

al Drive
lorida 33708

vs.

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH FL 33708-2343

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:

Vestgarden, TOV 1
 590 Normandy Rd
 Madeira Beach FL 33708



9590 9402 7951 2305 9241 37

2. Article Number (Transfer from service label)
 7022 2410 0002 9255 2636

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

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
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail (over \$500) | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |



Jan 12, 2024 10:08:09 AM
588 Normandy Road
Madeira Beach
Pinellas County
Florida

SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2024-01



Staff Report and Recommendation
Special Magistrate Meeting – January 22, 2024

Application: VAR 2024-01
Applicant: Brenda Fernandez
Property Owner(s): Brenda Fernandez & Robert Ramen
Property Address: 105 147TH AVE E MADEIRA BEACH, FL 33708
Parcel ID: 09-31-15-87048-000-0370
Legal Description: SUNNY SHORES LOT 37
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Conversion of nonconforming garage to use as occupied space.

Specific Code Provisions: Sec. 110-93(3)a. That any addition, alteration or renovation to the structure shall not increase the degree of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, patio roof, storage area or other non-habitable area into a habitable area unless specifically approved by the special magistrate.

I. Background

This structure is a single-family home constructed on an approximately 3,000-square-foot lot. The minimum building area for a single-family home in the R-2 zoning district is 4,000 square feet (sec. 110-205(1)a.) Additionally, the garage of this structure planning to be converted into living space is setback 15.6 feet from the front property line as opposed to the required 20 feet (sec. 110-206(1)) and is setback 6.4 feet from the side making the total side setbacks for the full structure 12.4 feet as opposed to the required 15 feet with a minimum of seven feet on each side (sec. 110-206(3)b.). This structure was built in 1963 before the creation of the Madeira Beach Land Development Regulations which contains minimum site area and setback requirements, making the structure legally non-conforming. The proposed conversion will allow for reconfiguring the existing garage into an additional bedroom and bathroom. This proposed conversion will be constructed in the west corner and will not increase the encroachment of the structure into the setbacks.

II. Variance Criteria and Analysis

In consideration of granting a Section 110-93 authorized variance for conversion of a specific portion of a structure for occupied use, the special magistrate shall find that such grant will not adversely affect the public interest. In granting any authorized variance, the special magistrate may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made

a part of the terms under which the variance is granted, shall be deemed a violation of the land development regulations. The variance shall apply only to the existing structure addressed in the application and cannot be applied to any subsequent structure on this or any other lot now or in the future.

SUCH USES SHALL BE FOUND BY THE SPECIAL MAGISTRATE TO COMPLY WITH THE FOLLOWING REQUIREMENTS AND OTHER APPLICABLE REQUIREMENTS.

1. *That the use is a permitted use.*

Yes, the space will be used for residential use only.

2. *That the conversion area is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.*

Yes, the converted space will be up to code with all necessary inspections. No major changes will be done on the structure of the house causing no harm to public safety.

3. *That the converted area will not cause substantial injury to the value of the other property in the neighborhood where it is to be located.*

The converted area will not cause substantial injury to the value of the other properties in the area.

4. *That the structure with converted area will be compatible with adjoining development and the proposed character of the district where it is to be located.*

The exterior of the property will not be affected by the conversion and the use of the structure will not be changing. The conversion would be within the existing footprint of the structure.

5. *That adequate landscaping and screening is provided as required in the land development regulations mitigate anticipated impact upon adjoining property.*

Landscaping will not be effected by the conversion. Additionally, this property is already under the maximum allowable ISR requirements.

6. *That the minimum off-street parking to meet code requirements remains after conversion.*

The property has three off-street parking spaces to remain which exceeds the city requirement of two parking spaces per dwelling unit stated in Sec. 110-971

7. *That the use conforms to all applicable regulations governing the district where located, except as may otherwise be specified in this variance.*

Yes, this is an existing space that will be converted into living space, and it conforms to all applicable regulations governing the district where located except for the minimum land

area for a single-family home as well as the setbacks as specified in this variance. The proposed variance would not increase the encroachment of the structure into the setbacks.

8. The conversion of use to the specified area will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

The conversion of the specified area will not grant any special privilege to the land.

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

All outstanding charges and fees have been paid to the city.

III. Staff Recommendation:

Staff recommends the approval of this variance.

Submitted by: Joseph Petraglia

- Attachments:
- 1) Application
 - 2) Survey of property and proposed floorplan of conversion
 - 3) Public Notice mailing and posting



CITY OF MADEIRA BEACH
PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131
Email to: planning@madeirabeachfl.gov

SPECIAL MAGISTRATE – SECT. 110-93 VARIANCE APPLICATION

Variance Request for conversion of nonconforming carport or garage to use as occupied space

*Applicant: Name and Address

*Property Owner: Name and Address

Brenda Fernandez
309 Madeira ave
Orlando FL 32825

Brenda Fernandez and Robert
Ramon. ~~309~~ 105 147 ave
Madira Beach FL 33708

Telephone: 407-777-1785

Telephone: 407-777-1785

Email: Byanet17@yahoo.com

*Email: Byanet17@Tcloud.com

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

105 147 ave E madira Beach FL 33708

Legal Description: Sunny Shores Lot 37

Zoning District/Future Land Use: 0110 Single Family Home

Special Magistrate Case #: _____

Specific conditions special to this property justifying the granting of this variance request to the

Special Magistrate: _____

In consideration of granting a Section 110-93 authorized variance for conversion of a specific portion of a nonconforming structure for occupied use, the special magistrate shall find that such grant will not adversely affect the public interest. In granting any authorized variance, the special magistrate may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the land development regulations. The variance shall apply only to the existing structure addressed in the application and cannot be applied to any subsequent structure on this or any other lot now or in the future.

SUCH USES SHALL BE FOUND BY THE SPECIAL MAGISTRATE TO COMPLY WITH THE FOLLOWING REQUIREMENTS AND OTHER APPLICABLE REQUIREMENTS. The Applicant must provide responses to these relevant considerations on an attached page.

1. That the use is a permitted use.
2. That the conversion area is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
3. That the converted area will not cause substantial injury to the value of the other property in the neighborhood where it is to be located.
4. That the structure with converted area will be compatible with adjoining development and the proposed character of the district where it is to be located.
5. That adequate landscaping and screening is provided as required in the land development regulations mitigate anticipated impact upon adjoining property.
6. That the minimum off-street parking to meet code requirements remains after conversion.
7. That the use conforms to all applicable regulations governing the district where located, except as may otherwise be specified in this variance.
8. The conversion of use to the specified area will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
9. No application for variance use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines, or penalties owed to the City by the applicant or the owner or possessor of the property under any section of the Code.

Dear Special Magistrate and City of Madeira Beach,

I hope this letter finds you in good health and high spirits. I am writing to formally request a variance for the conversion of the garage at my residence 105 147th ave Madeira beach Florida 33708 into additional living space for my family and me. I firmly believe that granting this variance will greatly enhance the quality of our living conditions while maximizing the square footage of our modest home.

As you may be aware, our house is a small dwelling comprising only 890 square feet. By converting the garage into an additional room with an attached bathroom, we will effectively utilize the existing square footage of our property and create a dedicated space that will meet the needs of our family. This additional living area will provide us with the necessary privacy, comfort, and functionality that is currently lacking in our home.

Furthermore, the proposed garage conversion aligns with the overall character and design of our neighborhood. Many of our neighboring properties have made similar modifications, and it has not only enhanced their living conditions but has also contributed to the overall aesthetic value of the community. We are committed to ensuring that our project adheres to all relevant building codes, safety regulations, and architectural guidelines to maintain the integrity and harmony of the neighborhood.

In conclusion, I kindly request your favorable consideration of our variance request for the garage conversion. The additional room and bathroom will greatly benefit our family and significantly improve the quality of our living space within the constraints of our existing property. We understand the importance of following due process and appreciate your time and attention to this matter.

Thank you for your understanding and anticipated support. Should you require any additional information or documentation to assist in the evaluation of our request, please do not hesitate to contact me at 407-777-1785 or byanet17@iCloud.com. I would be more than happy to provide any necessary details or arrange a meeting to discuss the matter further.

Brenda Fernandez

- CK W A... - Tony ... S. P...
1. That the use is a permitted use.
 - Yes, the space will be used for residential use only as part of the existing home.
 2. That the conversion area is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
 - Yes, the variance space will be up to code and with all the necessary inspection. No major changes will be done on the structure of the house causing no harm to public safety.
 3. That the converted area will not cause substantial injury to the value of the other property in the neighborhood where it is to be located.
 - The converted area will not cause any type of injury to the value of the other properties in the neighborhood where it is located.
 4. That the structure with the converted area will be compatible with adjoining development and the proposed character of the district where it is to be located.
 - The exterior of the property will not be affected by the conversion.
 5. That adequate landscaping and screening is provided as required in the land development regulations mitigate anticipated impact upon adjoining property.
 - Landscaping will not be affected by the conversion.
 6. That the minimum off-street parking to meet code requirements remains after conversion.
 - The property has 3 parking off-street spaces after conversion which certified the city requirements for off-street parking spaces for the property.
 7. That the use conforms to all applicable regulations governing the district where located, except as may otherwise be specified in this variance.
 - Yes, this is an existing space which will be converted into living space, and it conforms to all applicable regulations governing the district where located.
 8. The conversion of use to the specified area will not grant the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

- The conversion of the specified area will not grant any privilege to the land.
9. No application for variance use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines, or penalties owed to the City by the applicant or the owner or possessor of the property under any section of the Code.
- All outstanding charges and fees have been paid to the city.

Special Magistrate Case #: _____

SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)**Sec. 110-121. – Authorization by special magistrate.**

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

Sec. 110-122. – Denial.

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

Sec. 110-123. – Reimbursement of expenses.

The applicant shall provide for reimbursement of all expenses incurred by the City, deemed necessary by the city manager or his/her designee, to review and process a special exception use request.

Expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

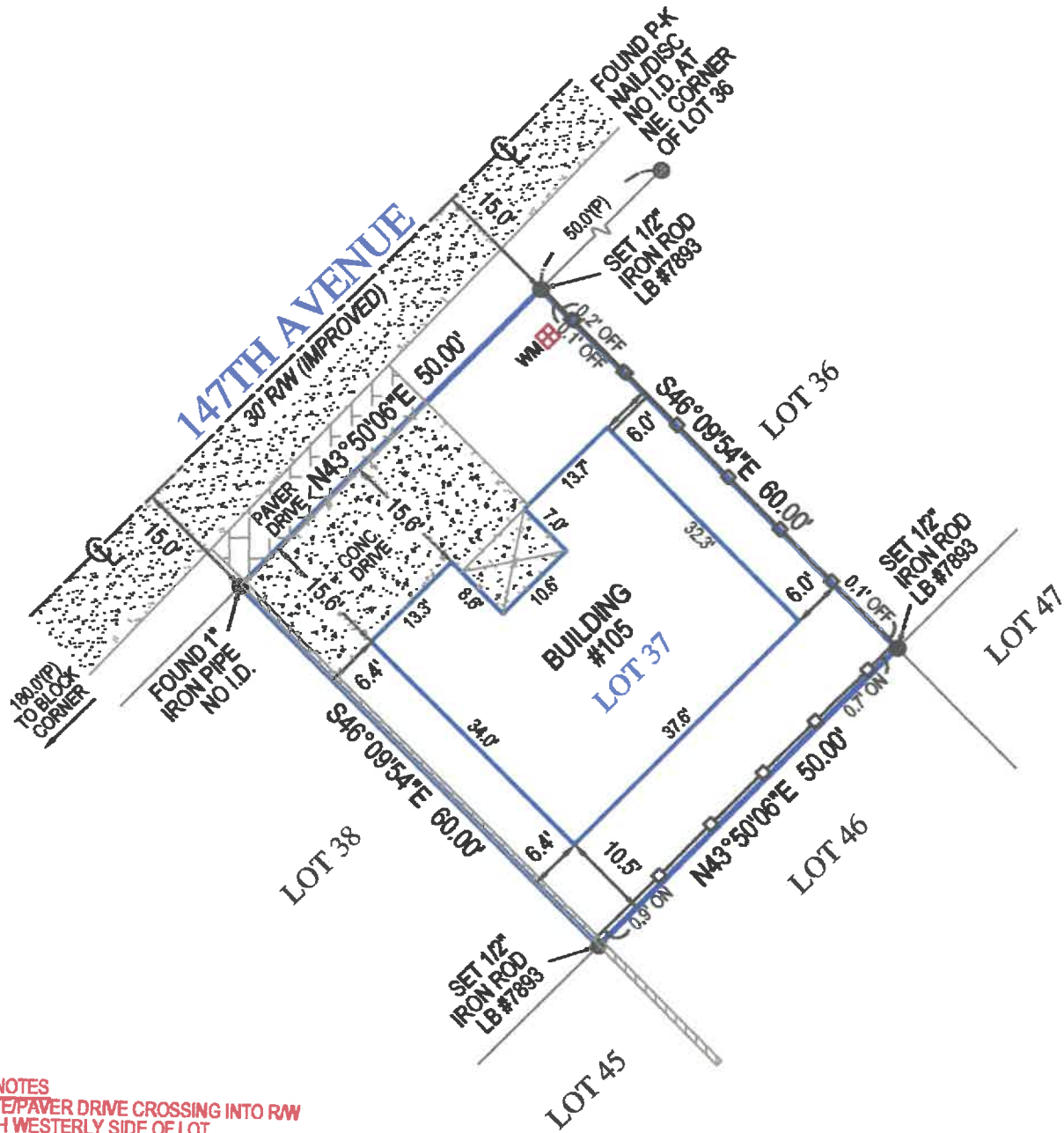
Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the City for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

Sec. 110-124. – Standards and requirements.

- (a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.
- (b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:
 - (1) That the use is a permitted special use.
 - (2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
 - (3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
 - (4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
 - (5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.
 - (6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
 - (7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
 - (8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
 - (9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
 - (10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

BOUNDARY SURVEY

Item 5C.



SCALE
1"=20'

SURVEY NOTES
CONCRETE/PAVER DRIVE CROSSING INTO RAW
ON NORTH WESTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne

(SIGNED) **KENNETH J OSBORNE**
PROFESSIONAL SURVEYOR AND MAPPER #8415

KENNETH OSBORNE
Digitally signed by KENNETH OSBORNE
Date: 2023.04.26 10:23:04 -04'00'

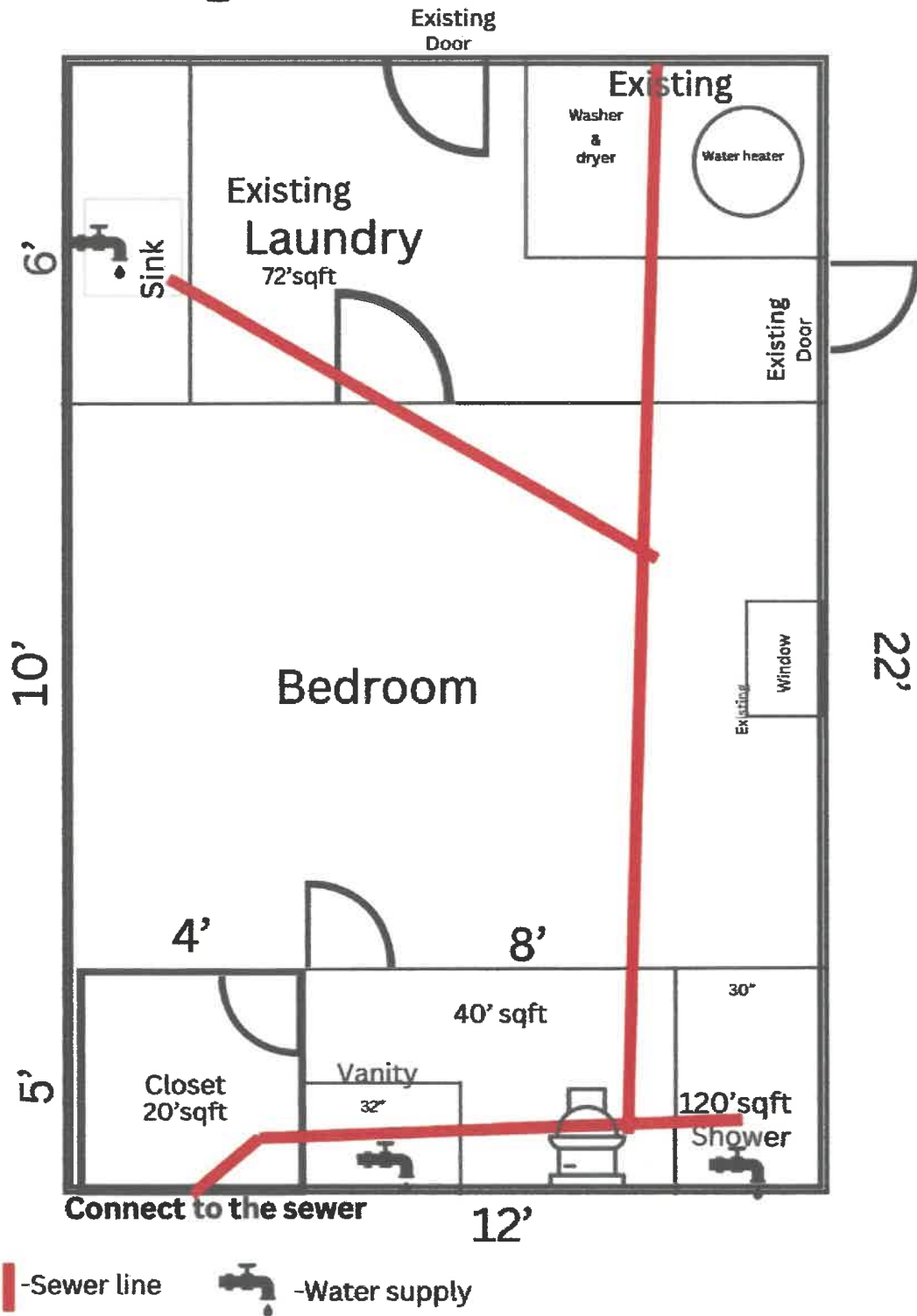
PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



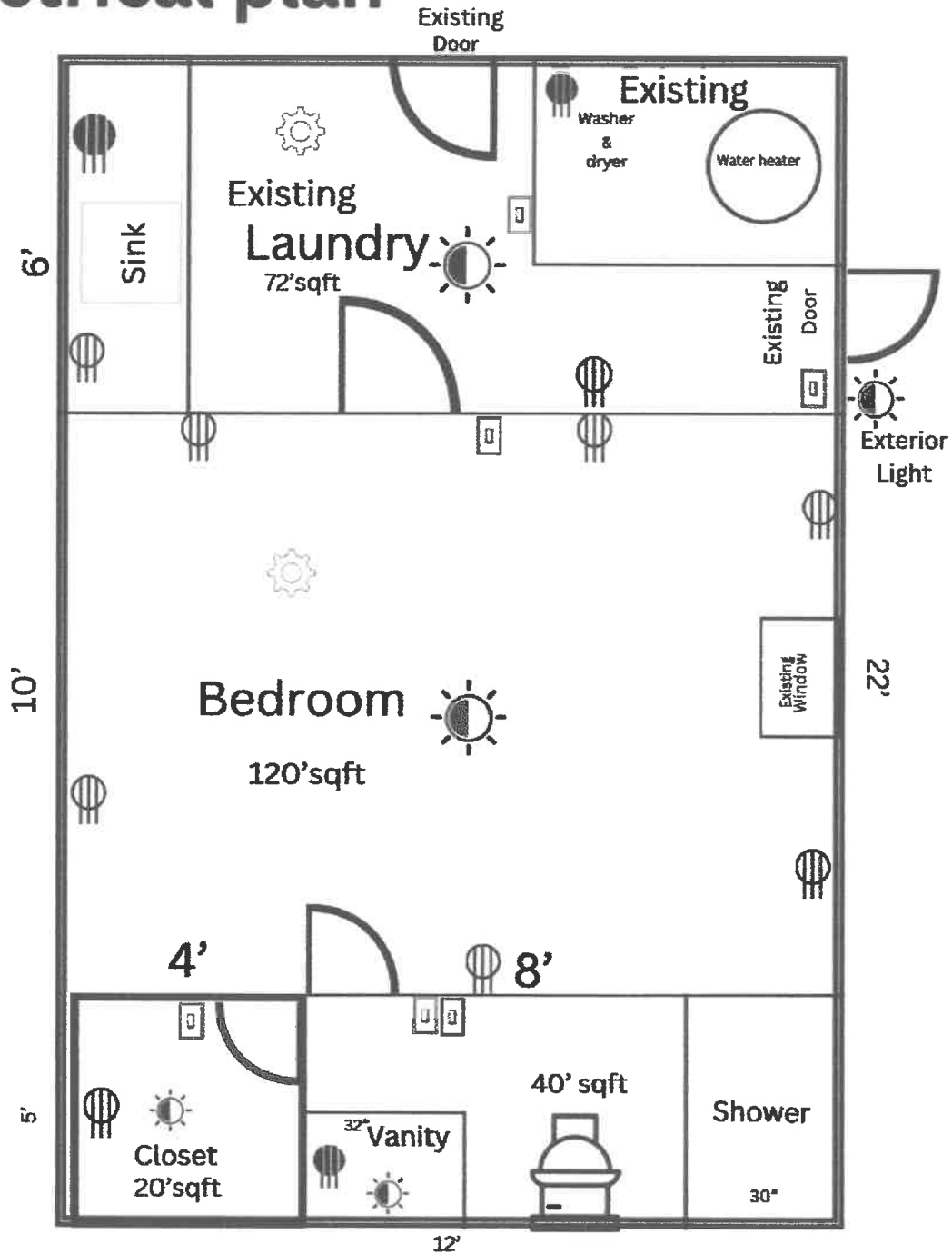
TARGET SURVEYING, LLC

LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

Plumbing Plan

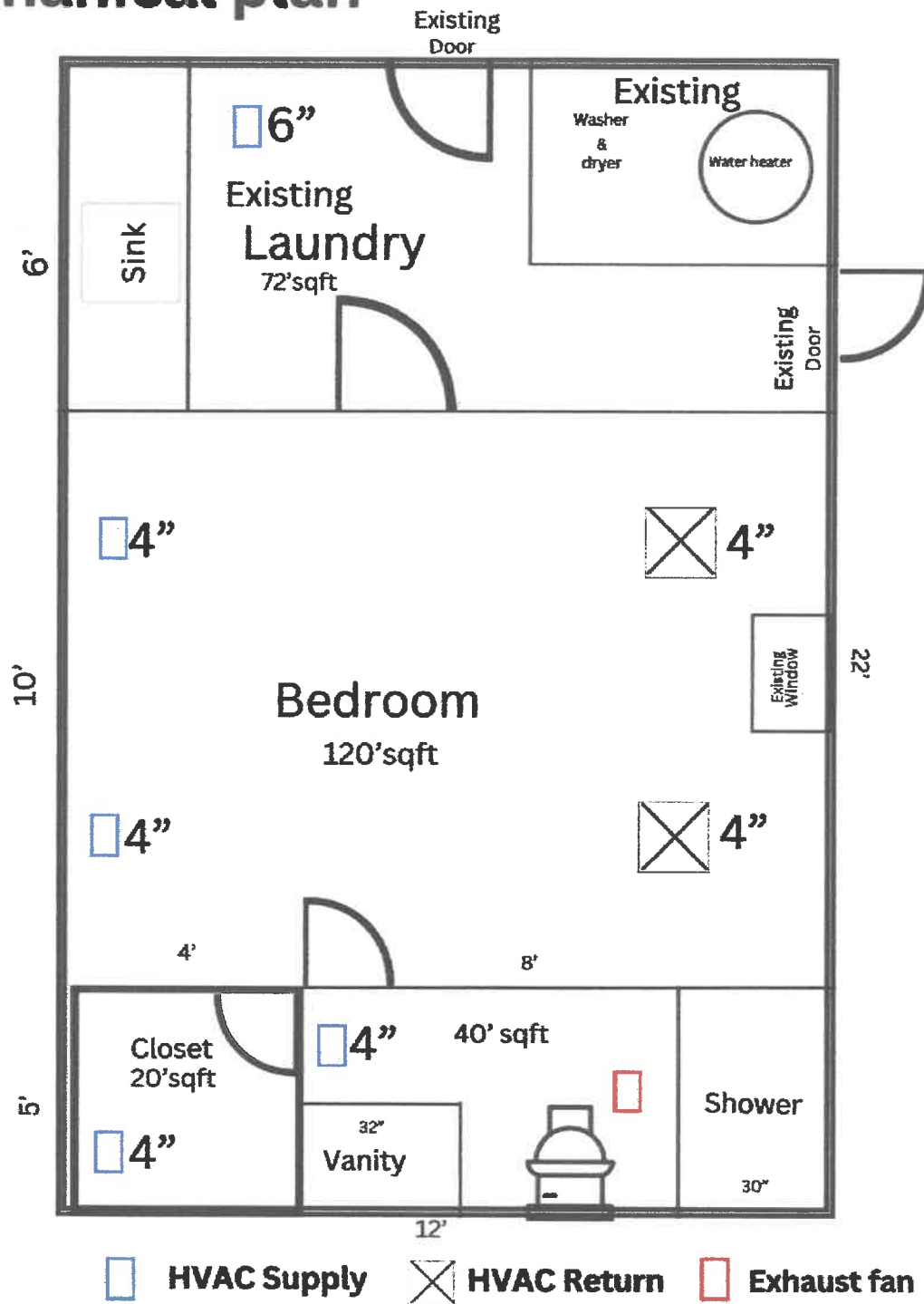


Electrical plan

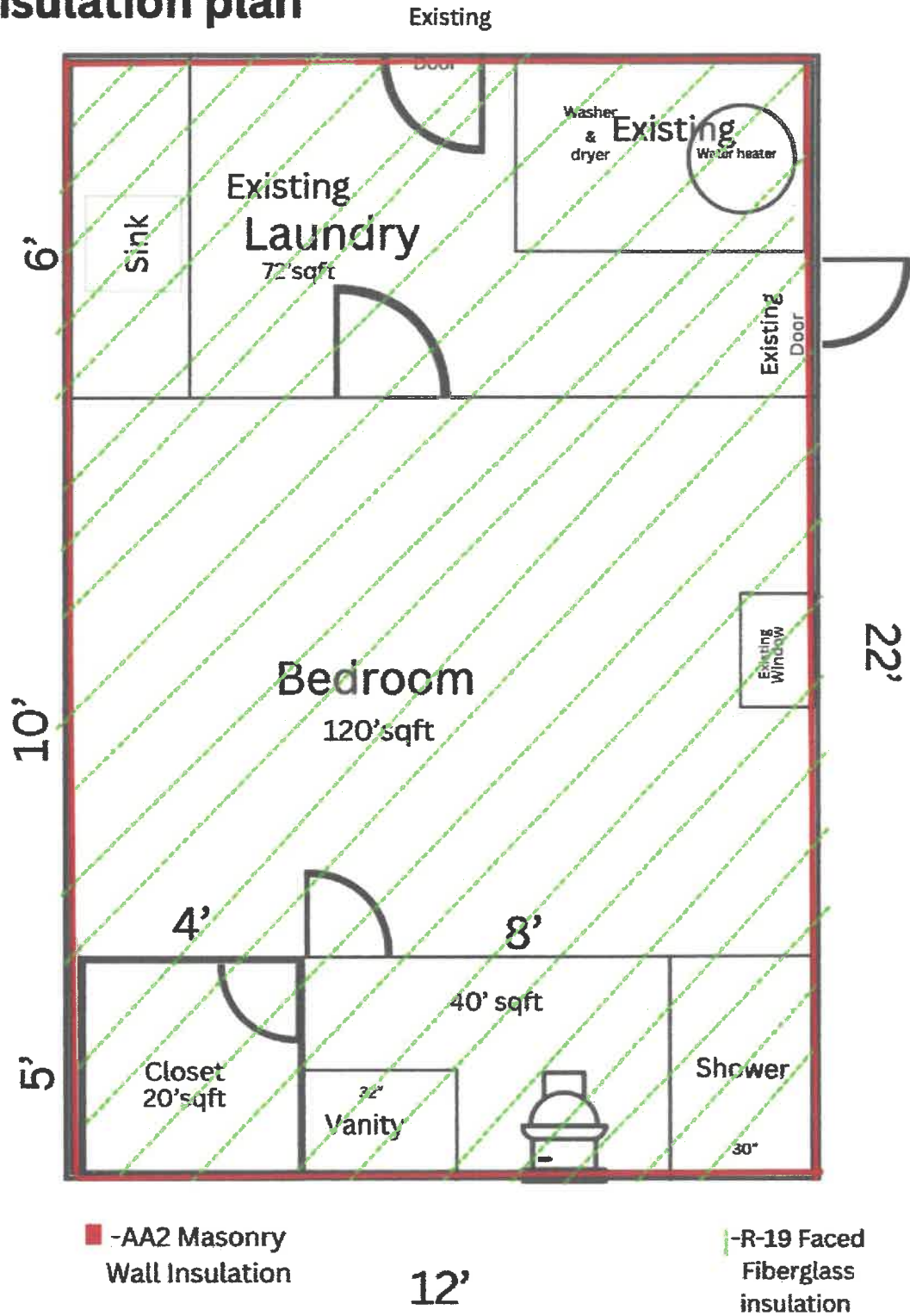


- Outlet
- GFCI Outlet
- Switch
- Light
- Smoke Detector

Mechanical plan



Insulation plan



Special Magistrate Case #: _____

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

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

- (1) Zoning variances for residential dwelling units (per variance, up to three units) \$1,800.00
- (2) Zoning variances for multifamily, tourist dwellings, or commercial \$2,000.00
- (3) Special exception use \$1,800.00
- (4) Appeal of decision (appeal is refundable if decision is overruled) \$1,500.00
- (5) After-the-fact variance (double fee) \$3,600.00

Receipt # _____

Check # 1024 Cash

Date Received: 11/15/2023

Received by: Liz Stewart

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: _____

Approved

Denied

Date: _____



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, January 22nd, 2024, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2024-01
Applicant(s): Brenda Fernandez
Property Owner(s): Brenda Fernandez & Robert Ramen
Property Address: 105 147TH AVE E MADEIRA BEACH, FL 33708
Parcel ID: 09-31-15-87048-000-0370

Legal Description: SUNNY SHORES LOT 37

Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Conversion of nonconforming garage to use as occupied space.

Specific Code Provisions: Sec. 110-93(3)a. That any addition, alteration or renovation to the structure shall not increase the degree of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, patio roof, storage area or other non-habitable area into a habitable area unless specifically approved by the special magistrate.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708.* The variance application is on file in the Community Development Department and may be reviewed between 8:00 a.m. and 4:00 p.m.

Posted: January 12, 2024, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



Item 5C.

NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicant's Name: _____

Signature of Affected Person

Date

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



AFFIDAVIT OF MAILING

Date: 11/12/2024

Mailings for Case # VAL 2024-01

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

Lisa Schweerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 12th day of January, 20 24.

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

1/12/24
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 10 Jan 2024

Subject Parcel: 09-31-15-87048-000-0370

Radius: 300 feet

Parcel Count: 156

Total pages: 7

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

NEGRUCCI, SCOTT
NEGRUCCI, KAREN
19 YARMOUTH DR
AGAWAM, MA 01001

CURRAN, IAN
CURRAN, NICHOLA
2350 SIERRA CREEK RD
AGOURA HILLS, CA 91301-6244

ABELKIS, RICHARD RIMAS
CUCCIO, CLAIRE ELLEN
PSC 79 BOX 80
APO, AE 09714-0001

WASIELEWSKI, JOSEPH S
WASIELEWSKI, MONIKA
304 CEDAR FALLS DR
APOLLO BEACH, FL 33572-3117

KUSHNIR INVESTMENT TRUST
KIT LC TRE
4005 64TH ST
BETHESDA, MD 20816-2617

CELEIRO, ARMANDO P
CELEIRO, EDWIN
719 CAMROSE DR
BRANDON, FL 33510-2158

JONES, GARTH
JENKINS, HEATHER
805 BELLE TIMBRE AVE
BRANDON, FL 33511-7582

DEFOREST, DAVID
DEFOREST, COLLEEN
120 RED OAK CT
BYRON, GA 31008

DONITA INVESTMENTS INC
RR 1 SITE 3 BOX 12
THORSBY ALBERTA T0C 2P0,
CANADA

MCNALLEY, GWENDELYN
22219 KENNEDY RD
QUEENSVILLE ON LOG 1R0,
CANADA

5027784 ONTARIO LIMITED
3140 18TH SIDERD
KING ON L7B 0H4,
CANADA

BECKWITH, RONNI
BECKWITH, RICHARD E
1441 LE CHESNAY DR
CENTERTON, AR 72719-8805

HADDAD, ROUSHDI TRE
HADDAD, NAHED TRE
1530 BEDFORD FORGE CT
CHESTERFIELD, MO 63017-4954

ALVAREZ, RAMON J
ALVAREZ, MARIANNE M
3002 JASON CT
CLEARWATER, FL 33761-1420

BURKE, MICHAEL
BURKE, KATHERINE
1015 MACPHERSON DR
CORBEIL ON POH 1K0,
CANADA

RUMBALL, BOYD C
RUMBALL, FRANCES M
194 BARBER DR
FORT MCMURRAY AB T9K 1Z1,
CANADA

BASHAM, GREGORY C TRE
BASHAM, LISA SAVICKI TRE
667 SULKY CT
HEBRON, KY 41048-8484

GILLELAND, CHARLES R
GILLELAND, JANE I
6960 RIVERDALE DR
HORACE, ND 58047-5711

HELFRICH, JACOB
HELFRICH, THERESA
162-35 99TH ST
HOWARD BEACH, NY 11414-4025

LUMIA, FRANCO
BENTIVEGNA, FRANCA
118 13TH AVE
INDIAN ROCKS BEACH, FL 33785-3728

LUMIA, FRANCO
BENTIVEGNA, FRANCA
118 13TH AVE
INDIAN ROCKS BEACH, FL 33785-3728

HEPP, WAYNE D
HEPP, CAROLYN F
12002 68TH WAY
LARGO, FL 33773-3331

GOMBORONE, JAMES
GOMBORONE, ELIZABETH
32 CHURCH ST
LE ROY, NY 14482-1033

STUART, CRAIG ALEXANDER
STUART, KATHLEEN DUNAYE
43005 LOST FARM TER
LEESBURG, VA 20175-4866

ADAMS, DAVID C TRE
ADAMS, DAVID C TRUST
340 CRESTRIDGE LN
LONGMONT, CO 80501-4731

ADAMS, DAVID C TRE
ADAMS, DAVID C TRUST
340 CRESTRIDGE LN
LONGMONT, CO 80501-4731

MELVIN, ANTHONY
MELVIN, LYNNNE
106 146TH AVE E
MADEIRA BEACH, FL 33708-2120

FOSTER, ROBERT L
VERBA-FOSTER, VIOLETA V
138 147TH AVE E
MADEIRA BEACH, FL 33708-2126

FUSICK, GARY
FUSICK, ANGELINE A
101 148TH AVE E
MADEIRA BEACH, FL 33708-2129

SWECKER, NICOLE MARIE
SWECKER, RANDALL SCOTT JR
120 148TH AVE E
MADEIRA BEACH, FL 33708-2130

BURDA, LAURA DENISE TRE
BURDA, LAURA DENISE TRUST
130 148TH AVE E
MADEIRA BEACH, FL 33708-2130

SCHWAB, KATHY
SCHWAB, GREG
150 148TH AVE E
MADEIRA BEACH, FL 33708-2130

HUELSKAMP, KEITH H
KUETERMAN, JAMES A
14700 GULF BLVD UNIT 104
MADEIRA BEACH, FL 33708-2163

KRIVOPISHCHENKO, GENNADIY
KRIVOPISHCHENKO, OKSANA
14700 GULF BLVD UNIT 205
MADEIRA BEACH, FL 33708-2164

MCDERMOTT, CONSTANCE J TRUST
MCDERMOTT, CONSTANCE J TRE
105 145TH AVE E
MADEIRA BEACH, FL 33708-2273

HYDE, ASA A TRE
HYDE, CAROLYN M TRE
510 MARLYN WAY
MADEIRA BEACH, FL 33708-2342

CELEBRE, RAFFAELE
CELEBRE, ADRIANA
197 RUSSELL SNIDER DR
NOBLETON ON LOG 1N0,
CANADA

RUMBALL, BRIAN N
RUMBALL, MAUREEN S
31 AMBROSE RD
NORTH YORK ON M2K 1S2,
CANADA

NADENIK, JACALYN R REVOCABLE TRUST
NADENIK, JACALYN R TRE
2345 WHITE OAK DR
NORTHBROOK, IL 60062-6347

LOPRESTI, CHARLES
LOPRESTI, ROSANNA
2233 GLENFIELD RD
OAKVILLE ON L6M 3S7,
CANADA

BETTON, WALTER L
BETTON, JANICE
36750 US HIGHWAY 19 N LOT 2205
PALM HARBOR, FL 34684-1239

HILL REVOCABLE FAMILY TRUST
HILL, ALLEN F TRE
234 WHISPERING LAKE DR
PALOS PARK, IL 60464-2532

VENUTI, PAUL
VENUTI, DIANE M
10253 COASTAL SHORES DR
PARRISH, FL 34219-1313

GRAVES, KELLY TRUST
GRAVES, EVAN TRUST
705 PELICAN LN
PEOTONE, IL 60468-8702

COWEN, TIMOTHY A
COWEN, SHARON L
8268 66TH WAY N
PINELLAS PARK, FL 33781-2062

AMYOT, GERALD E
AMYOT, LONDA S
3410 BLUEBERRY HILL DR
PLANT CITY, FL 33566-4901

ESTES, LARRY L
ESTES, JANICE A
16365 REDINGTON DR
REDINGTON BEACH, FL 33708-1547

EASTMAN, MATTHEW ELLIOTT
EASTMAN, CORBIN GAUCHER
1744 10TH ST APT 1
SANTA MONICA, CA 90404-4369

CHIESA, ANGELO
CHIESA, ADRIANO
7 PURLEY CRES
SCARBOROUGH ON M1M 1E7,
CANADA

LEE, YIHSYONG
LEE, YACHIH
3 FORT HILL LN
SCARSDALE, NY 10583-2406

VALENZUELA, LENKA
VALENZUELA, JOHN R
10355 TEMPLE WAY
SEMINOLE, FL 33772-7418

SEAVIEW CONDOMINIUM ASSN INC
C/O RESOURCE PROPERTY MGMT
7300 PARK ST
SEMINOLE, FL 33777-4601

SEABREEZE AT MADEIRA CONDO ASSN INC
C/O ARIZONA FUNDS LLC
8830 BAYWOOD PARK DR
SEMINOLE, FL 33777-4605

HATT, HAROLD A TRE
HATT, RUTH M TRE
WEYBROOK FARM
SHERBORNE ST JOHN
BASINGSTOKE HANTS RG24 9LE,

BELTRANO, CARINA
MEUNIER, ALEXANDRE
420 RUE ARLINGTON
SHERBROOKE QC J1J 3P6,
CANADA

HELTON, MARY A REVOCABLE TRUST
HELTON, MARY ANN TRE
7930 3RD AVE S
ST PETERSBURG, FL 33707-1028

KOHAN-SHOHET, KEYVAN & STEPHANIE G LIV
TRUST
KOHAN-SHOHET, KEYVAN TRE
1919 80TH ST N
ST PETERSBURG, FL 33710-3707

STAPOR, EDWARD
GALLAYS, NATALIE
6115 BAHIA DEL MAR BLVD APT 6
ST PETERSBURG, FL 33715-2382

HANEY, WILLIAM R LIVING TRUST
HANEY, WILLIAM R TRE
1368 LAUREL OAKS DR
STREAMWOOD, IL 60107-3305

HANEY, WILLIAM R LIVING TRUST
HANEY, WILLIAM R TRE
1368 LAUREL OAKS DR
STREAMWOOD, IL 60107-3305

SCHUSTER FAMILY TRUST
SCHUSTER, DONALD W TRE
2937 SILK TREE TER
THE VILLAGES, FL 32163-2356

ROGERS, SCOTT M
ROGER,S MIRANDA J
7032 AUTONBROUGH DR
TOLEDO, OH 43617

HELTON, DOUGLAS E
HELTON MARY ANN REVOCABLE TRUST
12375 4TH ST E
TREASURE ISLAND, FL 33706-4428

RESSEL, CLAUS
C/O COMPREHENSIVE MGMT
1 KEY CAPRI APT 113W
TREASURE ISLAND, FL 33706-4959

MCCLELLAND, STEPHEN
MCCLELLAND, BETH
541 WAGG RD
UXBRIDGE ON L9P 1R4,
CANADA

IDEHEN, GABRIELA
ISE-IDEHEN, JUDE IKPONMWOSA
1 E STREET MARKS PL
VALLEY STREAM, NY 11580

DEVER, JOHN E
DEVER, PATRICIA A
3105 RED LION DR
VALRICO, FL 33596-6094

VITELLAS, MICHAEL X TRE
VITELLAS, ANGELINE TRE
375 BIRCHWOOD LN
WESTERVILLE, OH 43081-3000

LEIST, JOHN C III
LEIST, MARIE C
121 TRADEWINDS DR
YORKTOWN, VA 23693-5583

LA COQUINA CONDOMINIUM ASSN INC
901 N HERCULES AVE STE A
CLEARWATER, FL 33765-2031

KINGDOM REALTY LLP
4921 71ST AVE N
PINELLAS PARK, FL 33781-4428

BANNO, JEFFREY B
107 147TH AVE E APT 1
ST PETERSBURG, FL 33708-2291

HELTON, DOUGLAS E
12375 4TH ST E
TREASURE ISLAND, FL 33706-4428

J J & M R PROPERTIES INC
3203 E YUKON ST
TAMPA, FL 33604-2325

COPP, MARISSA MARY
120 146TH AVE E UNIT 2
MADEIRA BEACH, FL 33708-2199

KADELCO LLC
11009 RIDGEDALE RD
TEMPLE TERRACE, FL 33617-3025

ADVANTA IRA SERVICES LLC
13191 STARKEY RD STE 2
LARGO, FL 33773-1438

MAD BEACH LLC
7120 71ST AVE
LORETTO, MN 55357-9653

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SELENSKI RENTALS LLC
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

HOUSEOFGOLD INC
14711 GULF BLVD
MADEIRA BEACH, FL 33708-2151

M & C MADLAND LLC
14705 GULF BLVD
MADEIRA BEACH, FL 33708-2151

PAWPURR EPSILON LLC
2143 INNER CIR S
ST PETERSBURG, FL 33712-6026

DEL BENE, CHRISTOPHER
70 147TH AVE E
MADEIRA BEACH, FL 33708-2124

FORTIS FAMILIA LLC
PO BOX 86634
MADEIRA BEACH, FL 33738-6634

FORTIS FAMILIA LLC
PO BOX 86634
MADEIRA BEACH, FL 33738-6634

BEAUDET, MARTHA L
1120 BROADWAY
SOMERVILLE, MA 02144-1809

STRINGARI, KEVIN RICHARD
612 CAMPUS ST
CHARLOTTE, NC 28216-5310

MCKAY, KYRSTAN
111 145TH AVE E UNIT 2
MADEIRA BEACH, FL 33708-2189

GALLIMORE, CHRISTOPHER M
131 148TH AVE E
MADEIRA BEACH, FL 33708-2129

PARK SHORE SUITES LLC
1433 GULF TO BAY BLVD STE 1
CLEARWATER, FL 33755-5315

SEAVIEW 202 LLC
190 CEYLON AVE
TAMPA, FL 33606-3330

LANDEL, KAREN R
908 DUESENBERG DR
AUBURN, IN 46706-3223

LMM PROPERTY SIX LLC
36750 US HIGHWAY 19 N STE 2408
PALM HARBOR, FL 34684-1239

BEACH PLAZA APT MOTEL CONDO ASSN INC
14560 GULF BLVD
MADEIRA BEACH, FL 33708-2148

HAGENS, ANTON S
14401 GULF BLVD APT 101
MADEIRA BEACH, FL 33708-2171

HUBER, GRACE
78 146TH AVE E
MADEIRA BEACH, FL 33708-2118

THE ARIE DAM CONDOMINIUM ASSOCIATION
INC
250 104TH AVE
TREASURE ISLAND, FL 33706-4846

DOCKSIDE DAVES RESTAURANT LLC
14701 GULF BLVD
MADEIRA BEACH, FL 33708-2151

SELENSKI RENTALS LLC
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

NIAGARA ASSOCIATES LLC
1288 80TH ST S
ST PETERSBURG, FL 33707-2721

GUARDIAN LIMITED PARTNERSHIP
8660 PINETREE DR W
SEMINOLE, FL 33772-3339

KAFERA LLC
11009 RIDGEDALE RD
TEMPLE TERRACE, FL 33617-3025

NAGLAPURA, SUBRAMANYA
3568 SHORELINE CIR
PALM HARBOR, FL 34684-1743

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

ONEILL HOLDINGS LLC
16512 BRIGADOON DR
TAMPA, FL 33618-1051

NICHOLS, MARK
14401 GULF BLVD APT 104
MADEIRA BEACH, FL 33708-2171

RAIN CONDO ASSN INC
11600 4TH ST N
TREASURE ISLAND, FL 33716

SNJ MANAGEMENT LLC
195-197 GOVERNOR ST
PATERSON, NJ 07501-1348

GAUTAM, SUDARSHAN K
31361 EL HORNO ST UNIT 3
SAN JUAN CAPISTRANO, CA 92675-2688

KD BEACH PROPERTIES LLC
20336 OLD HIGHWAY 6
ADEL, IA 50003-5615

KRAMER, LEROY J
27685 BUTLER CENTER RD
CLARKSVILLE, IA 50619-9253

DOYNE, KAREN L
2700 WOODLEY RD NW # 1
WASHINGTON, DC 20008-4145

RICKETTS, SHARON
14600 GULF BLVD APT 301
MADEIRA BEACH, FL 33708-2167

MOUNTAIN GOLD LLC
475 APPLE VALLEY RD
SEVIERVILLE, TN 37862-5410

SELENSKI RENTALS LLC
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705

FORTIS FAMILIA LLC
PO BOX 86634
MADEIRA BEACH, FL 33738-6634

FORTIS FAMILIA LLC
PO BOX 86634
MADEIRA BEACH, FL 33738-6634

FORTIS FAMILIA LLC
PO BOX 86634
MADEIRA BEACH, FL 33738-6634

FORTIS FAMILIA LLC
PO BOX 86634
MADEIRA BEACH, FL 33738-6634

SELENSKI RENTALS LLC
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SAWYER, JOHN PATERSON
929 BAY ESPLANADE
CLEARWATER, FL 33767-1112

SEAVIEW 502 LLC
1622 CHIPPEWA CT
GROVE CITY, OH 43123-9717

GREENFIELD PROPERTIES OF MINNESOTA LLC
7120 71ST AVE
LORETTO, MN 55357-9653

WEISER, JAMES
1210 MARIEN DR
COLUMBIA, IL 62236-2770

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

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

BELTRANO, FABIOLA
111 148TH AVE E
MADEIRA BEACH, FL 33708-2129

SPEAKMAN, WAYNETTE
121 148TH AVE E
MADEIRA BEACH, FL 33708-2129

BENEDICT, RONALD
PO BOX 8081
SAINT PETERSBURG, FL 33738-8081

LAND O'FROST INC
16850 CHICAGO AVE
LANSING, IL 60438-1121

COASTAL LLC
8835 NE HUBBELL RD
BONDURANT, IA 50035-1252

LMM PROPERTY FOUR LLC
14600 GULF BLVD UNIT 104
MADEIRA BEACH, FL 33708-2101

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

FORTIS FAMILIA LLC
PO BOX 86634
MADEIRA BEACH, FL 33738-6634

SELENSKI RENTALS LLC
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SELENSKI RENTALS LLC
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

DESKUS, JOLIENE C
76 ALLEN RD
STURBRIDGE, MA 01566-1024

BROCATO, JOSEPH TRE
2608 N 51ST ST
TAMPA, FL 33619-2724

VALEMIL LLC
3 BAYBERRY DR
SADDLE RIVER, NJ 07458-2609

BLAZEJEWSKI, ARTHUR R
404 FEDERAL CITY RD
PENNINGTON, NJ 08534-4207

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

NUM ONE SUN LLC
19113 DOVES LANDING DR
TAMPA, FL 33647-3002

HENKEL, BRIAN K
14600 GULF BLVD UNIT 203
MADEIRA BEACH, FL 33708-2167

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

Item 5C.

SELENSKI, BRIAN
14500 GULF BLVD
MADEIRA BEACH, FL 33708-2148

SCHOLL, JEANINE A
140 148TH AVE E
MADEIRA BEACH, FL 33708-2130

FORTIS FAMILIA LLC
PO BOX 86634
MADEIRA BEACH, FL 33738-6634



AFFIDAVIT OF POSTING

Date: 1/12/2024
Postings for: VAR 2024-01

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

Lisa Schenmore
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 12th day of January, 2024.

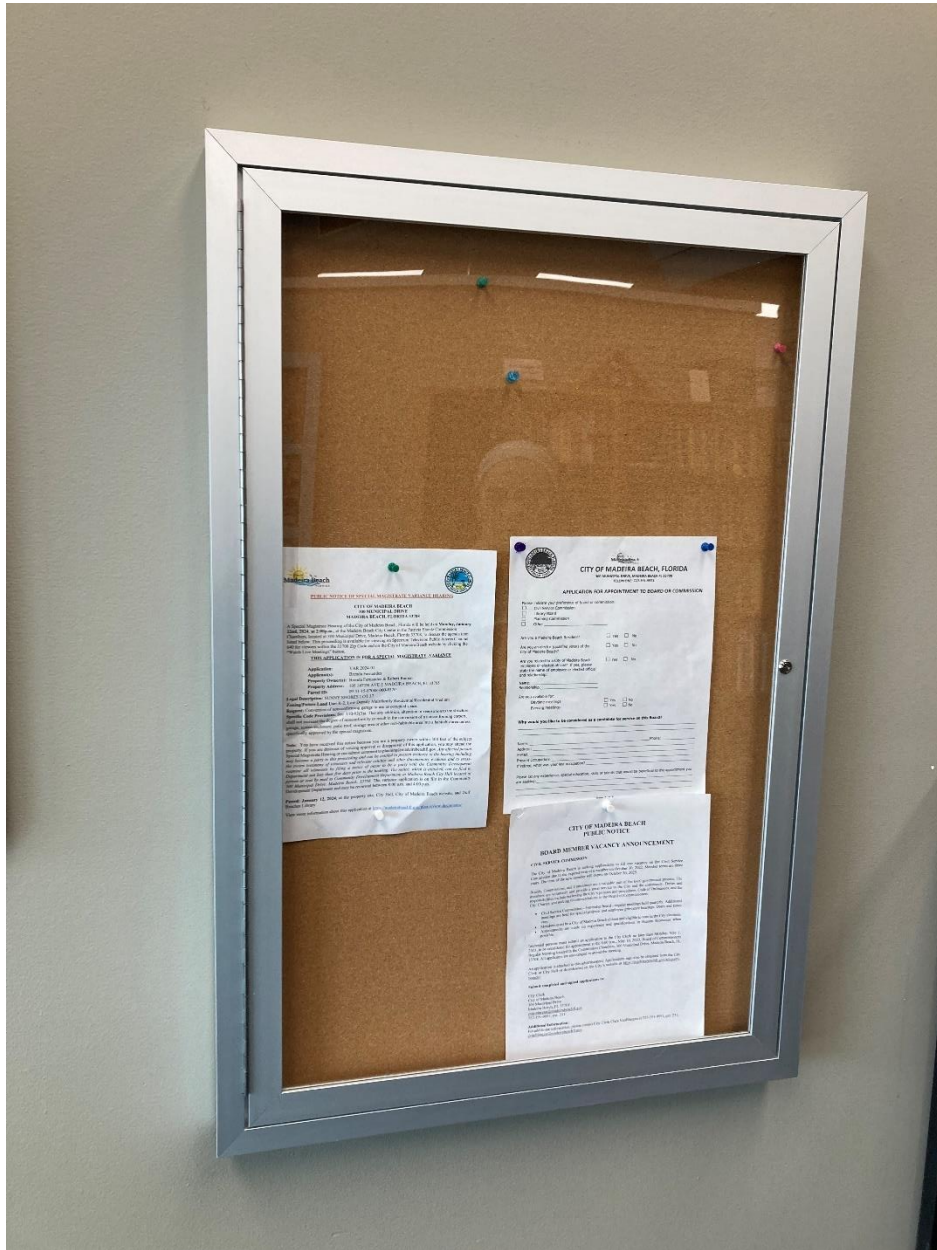
Personally known or produced _____ as identification.

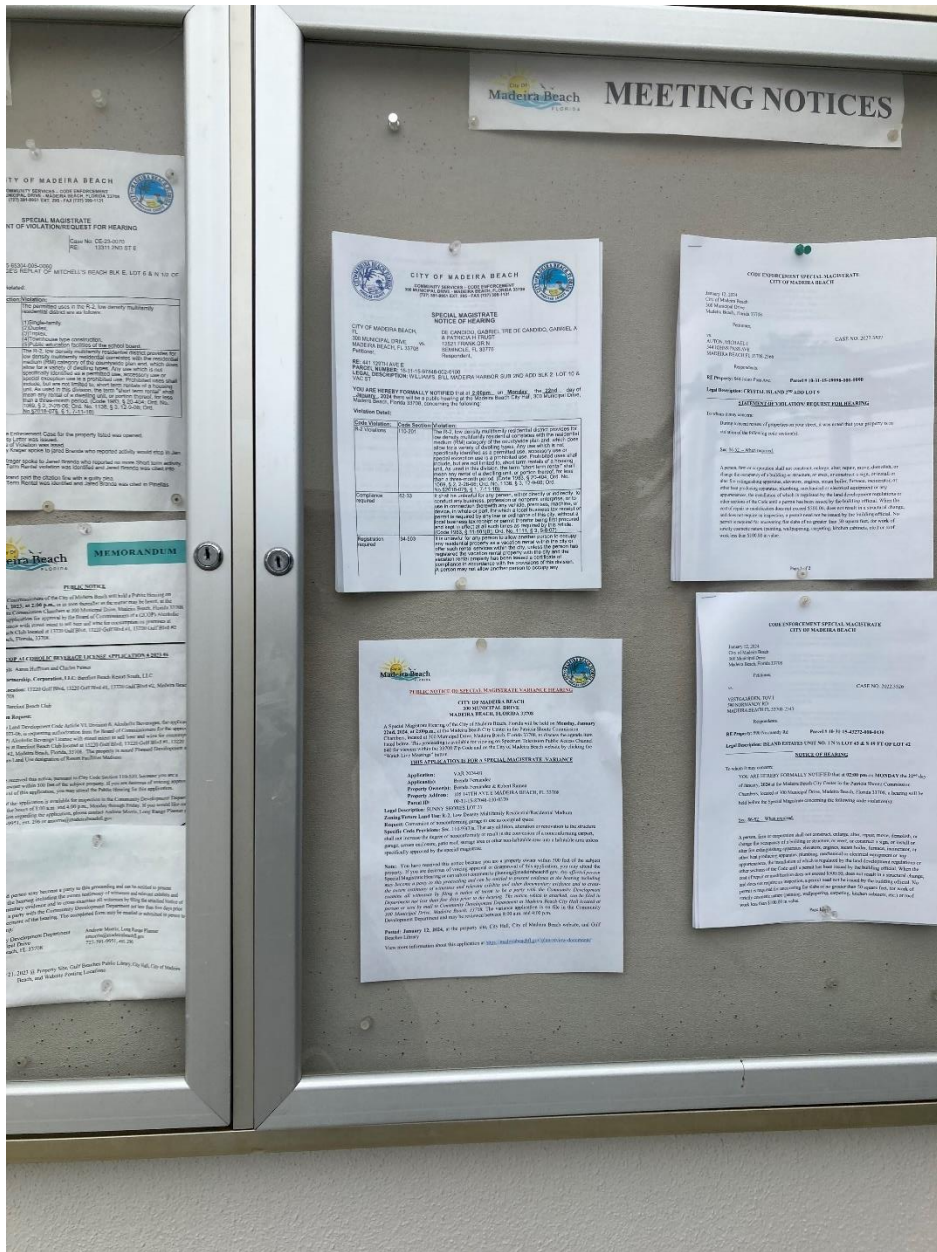


Samantha Arison
Notary Public

1/12/24
Date

*Copy of public notice is attached.





CITY OF MADEIRA BEACH
 SPECIAL MAGISTRATE
 NOTICE OF HEARING
 Case No. CE-20-0079
 FEB 12 10:00 AM EST

MEMORANDUM
 TO: THE CITY MANAGER
 FROM: THE CITY CLERK
 SUBJECT: [Illegible]

CITY OF MADEIRA BEACH
 SPECIAL MAGISTRATE
 NOTICE OF HEARING
 Case No. CE-20-0079
 FEB 12 10:00 AM EST

MEMORANDUM
 TO: THE CITY MANAGER
 FROM: THE CITY CLERK
 SUBJECT: [Illegible]

CITY OF MADEIRA BEACH
 SPECIAL MAGISTRATE
 NOTICE OF HEARING
 Case No. CE-20-0079
 FEB 12 10:00 AM EST

MEMORANDUM
 TO: THE CITY MANAGER
 FROM: THE CITY CLERK
 SUBJECT: [Illegible]

MEMORANDUM
 TO: THE CITY MANAGER
 FROM: THE CITY CLERK
 SUBJECT: [Illegible]

CITY OF MADEIRA BEACH
 PUBLIC NOTICE OF SELLING MUNICIPAL UTILITIES
 FEB 12 10:00 AM EST

CITY OF MADEIRA BEACH
 PUBLIC NOTICE OF SELLING MUNICIPAL UTILITIES
 FEB 12 10:00 AM EST

Plan Review Documents

January 22nd, 2024 Special Magistrate Meeting

VAR 2024-01 105 147th Ave E

[Public Notice VAR 2024-01 105 147th Ave](#)

[VAR 2024-01 105 147th Ave Application](#)

