



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 25-Jun-2026)

Parcel Number

10-31-15-43272-000-0580

- Owner Name
FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
500 NORMANDY RD
MADEIRA BEACH, FL 33708
- Mailing Address
485 QUIET RIVER LN
LOUDON, TN 37774-5688
- Legal Description
ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1958

Heated SF	Gross SF	Living Units	Buildings
2,348	2,914	2	1

Parcel Map



Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20723/1344	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/19


2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$980,000	\$819,785	\$819,785	\$980,000	\$819,785
2023	N	\$900,000	\$745,259	\$745,259	\$900,000	\$745,259
2022	N	\$850,000	\$677,508	\$677,508	\$850,000	\$677,508
2021	N	\$631,100	\$615,916	\$615,916	\$631,100	\$615,916
2020	N	\$559,924	\$559,924	\$559,924	\$559,924	\$559,924

2025 Tax Information

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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Aug-2019	\$100	U	I	HARDER WILLIAM B TRUSTEE	FLA BEACH BLESSINGS LLC	20723/1344
08-Jul-2019	\$540,000	Q	I	SCHEURINGER ERWIN F TRUSTEE	HARDER WILLIAM B TRUSTEE	20634/0939
22-Oct-2012	\$100	U	I	SCHEURINGER ERWIN F	SCHEURINGER ERWIN F	17771/2476
02-Oct-2002	\$350,000	Q	I	TOLBERT HARVEY	SCHEURINGER, ERWIN F	12255/0436
02-Apr-2002	\$306,000	Q	I	ZEMKE STEPHEN M	TOLBERT, HARVEY	11921/2123

2025 Land Information

Land Area: \cong 9,483 sf | \cong 0.21 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	76x120	\$10,100	76.00	FF	.9004	\$691,147

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation: Continuous Footing Poured			
Floor System: Slab On Grade	Base (BAS):	2,348	2,348

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Exterior Walls:	Concrete Block			
Unit Stories:	1	Carport Unfinished (CPU):	0	306
Living Units:	2	Open Porch Unfinished (OPU):	0	140
Roof Frame:	Gable Or Hip	Utility (UTF):	0	120
Roof Cover:	Shingle Composition	Total Area SF:	2,348	2,914
Year Built:	1958			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	9			
Effective Age:	32			

2025 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$4,000.00	2	\$8,000	\$3,200	1998

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$13,000.00	1	\$13,000	\$5,460	2002
DOCK	\$62.00	250.0	\$15,500	\$6,200	2000
PATIO/DECK	\$28.00	352.0	\$9,856	\$3,942	1958
PORCH	0.00	2	\$0	\$0	1958
SHED	\$13.00	60.0	\$780	\$780	1980

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
B2846A		08/03/2018	\$0
B2846		08/03/2018	\$0
779	HEAT/AIR	07/28/2016	\$1,400
201500402	SEA WALL	06/18/2015	\$24,497
PER-H-CB313662	ROOF	03/04/2005	\$4,410
P3232002	DOCK	12/19/2002	\$0
PER-H-CB266330	ROOF	12/18/2002	\$3,240
PER-H-CB264966	BOAT LIFT/DAVIT	11/20/2002	\$8,500
P2918500	DOCK	12/15/2000	\$0
9800135	DOCK	05/05/1998	\$2,768

2026 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

1ST QTRLY INSTALLMENT	If Received By	Jun 30, 2026			
DISCOUNTED 6%	Pay this Amount	\$2477.18			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115837		MB

PARCEL NO.: 10/31/15/43272/000/0580
SITE ADDRESS: 500 NORMANDY RD, MADEIRA BEACH
PLAT: 25 PAGE: 19
LEGAL:
ISLAND ESTATES UNIT NO. 1
LOT 58 & RIP RTS

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
485 QUIET RIVER LN
LOUDON, TN 37774-5688

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	650,000	0	650,000	2,952.50
HEALTH DEPARTMENT	0.0713	650,000	0	650,000	46.35
EMS	0.8050	650,000	0	650,000	523.25
SCHOOL-STATE LAW	3.0450	650,000	0	650,000	1,979.25
SCHOOL-LOCAL BD.	3.2480	650,000	0	650,000	2,111.20
MADEIRA BEACH	2.7500	650,000	0	650,000	1,787.50
SW FLA WTR MGMT.	0.1831	650,000	0	650,000	119.02
PINELLAS COUNTY PLN.CNCL.	0.0175	650,000	0	650,000	11.38
JUVENILE WELFARE BOARD	0.8250	650,000	0	650,000	536.25
SUNCOAST TRANSIT AUTHORITY	0.7300	650,000	0	650,000	474.50
TOTAL MILLAGE	16.2172			GROSS AD VALOREM TAXES	\$10,541.20

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$10,541.20
--	---	--------------------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

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

2026 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

1ST QTRLY INSTALLMENT	If Received By	Jun 30, 2026			
DISCOUNTED 6%	Pay this Amount	\$2477.18			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115837		MB

PARCEL NO.: 10/31/15/43272/000/0580
SITE ADDRESS: 500 NORMANDY RD, MADEIRA BEACH
PLAT: 25 PAGE: 19
LEGAL:
ISLAND ESTATES UNIT NO. 1
LOT 58 & RIP RTS

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
485 QUIET RIVER LN
LOUDON, TN 37774-5688



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

FEBRUARY 24, 2026

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
18700 GULF BLVD UNIT 5
INDIAN SHORES, FL 33785-2160
Case Number: CE-26-22

RE Property: 500 NORMANDY RD

Parcel #10-31-15-43272-000-0580

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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



Violation Detail(s):

Work without a permit – hurricane remodel, duplex is now renting.
Rental inspection not conducted here – operating without issued business tax license.

Corrective Action(s):

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

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

Follow up date:

MARCH 10, 2026

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

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



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



Home sustained flooding. City has not received any hurricane remodel permits since.

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



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

Feb 3, 2026 at 3:27:07 PM
Island Dr
Madeira Beach FL 33708
United States



Exterior door that was replaced.

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



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MAY 20, 2026

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
485 QUIET RIVER LN
LOUDON, TN 37774
Case Number: CE-26-22

RE Property: 500 NORMANDY RD

Parcel #10-31-15-43272-000-0580

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Work without a permit – hurricane remodel, duplex is now renting.

Corrective Action(s):

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

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

Follow up date:

JUNE 3, 2026

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

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



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



Electrical has been raised

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



New interior doors

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



New vanity

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



New lower cabinets

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



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3659 8651 57



quadrant
FIRST-CLASS MAIL
IMI
\$010.44⁰
05/19/2026 ZIP 33708
043M31233717

US POSTAGE

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
485 QUIET RIVER LN
LOUDON, TN 37774
Case Number: CF-26-22



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3775 0306 68



quadrant
FIRST-CLASS MAIL
IMI
\$010.44⁹
03/17/2026 ZIP 33708
043M31233717

US POSTAGE

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
18700 GULF BLVD UNIT 5
INDIAN SHORES, FL 33785-2160
Case Number: CF-26-22

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:

FLA Beach Blessings LLC
Atlanta IRA Services LLC
485 Quiet River Ln
London, TN, 31774

CE 26-22




9590 9402 6356 0296 4004 50

2. Article Number (Transfer from service label)

9589 0710 5270 3659 8651 57

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X  Addressee

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

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

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

Domestic Return Receipt

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

6/26/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-22

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
485 QUIET RIVER LN
LOUDON, TN 37774

Respondents.

RE Property: 500 NORMANDY RD

Parcel # 10-31-15-43272-000-0580

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

STATEMENT OF VIOLATION/REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

A handwritten signature in cursive script that reads "Taylor Davis".

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

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

6/26/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-22

FLA BEACH BLESSINGS
LLC
ADVANTA IRA SERVICES
LLC
485 QUIET RIVER LN
LOUDON, TN 37774

Respondents.

RE Property: 500 NORMANDY RD

Parcel #10-31-15-43272-000-0580

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6th** day of **JULY, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

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

Dated this 26th day of June 2026.



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

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

6/26/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-22

FLA BEACH BLESSINGS LLC
ADVANTA IRA SERVICES LLC
485 QUIET RIVER LN
LOUDON, TN 37774

Respondents.

RE Property: 500 NORMANDY RD

Parcel #10-31-15-43272-000-0580

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit and Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 500 NORMANDY RD, Parcel #10-31-15-43272-000-0580 the City of Madeira Beach.

On the 26 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 25th day of June, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 2:07:20 PM



June 25, 2026 at 11:54:04 AM

CITY OF MADEIRA BEACH

MEETING NOTICES

The following items are scheduled for the City of Madeira Beach Board of Commissioners meeting on **Monday, July 13, 2026** at **7:00 AM** in the **City of Madeira Beach Board of Commissioners Meeting Room**, located at **10000 Madeira Beach Blvd., Madeira Beach, FL 32551**.

AGENDA:

- 1. **Approval of Minutes:** Approval of the minutes of the meeting held on Monday, June 22, 2026.
- 2. **Public Hearing:** Public hearing on the proposed Ordinance 2026-001, regarding the proposed changes to the City of Madeira Beach Code of Ordinances, Chapter 10, Section 10.01, regarding the proposed changes to the City of Madeira Beach Code of Ordinances, Chapter 10, Section 10.01, regarding the proposed changes to the City of Madeira Beach Code of Ordinances, Chapter 10, Section 10.01.
- 3. **City Manager's Report:** Report of the City Manager on the status of the City of Madeira Beach.
- 4. **City Commission's Report:** Report of the City Commission on the status of the City of Madeira Beach.
- 5. **City Manager's Report:** Report of the City Manager on the status of the City of Madeira Beach.
- 6. **City Commission's Report:** Report of the City Commission on the status of the City of Madeira Beach.
- 7. **City Manager's Report:** Report of the City Manager on the status of the City of Madeira Beach.
- 8. **City Commission's Report:** Report of the City Commission on the status of the City of Madeira Beach.
- 9. **City Manager's Report:** Report of the City Manager on the status of the City of Madeira Beach.
- 10. **City Commission's Report:** Report of the City Commission on the status of the City of Madeira Beach.

Public Hearing: The public hearing will be held on Monday, July 13, 2026, at 7:00 AM in the City of Madeira Beach Board of Commissioners Meeting Room. The public hearing will be held on Monday, July 13, 2026, at 7:00 AM in the City of Madeira Beach Board of Commissioners Meeting Room. The public hearing will be held on Monday, July 13, 2026, at 7:00 AM in the City of Madeira Beach Board of Commissioners Meeting Room.

