

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-137

Petitioner,

vs.

LA POINT, BRIDGET,
913 Bay Point Dr.
Madeira Beach, FL 33708,

Respondent.

**FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on April 6, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Holden Pinkard, and Deputy Chief of the Fire Department, John Mortellite, provided testimony on behalf of the City.
2. Bridget La Point and Audi Glen Lewis appeared on behalf of the Respondent.
3. Lori Hopkins provided public comment.
4. The property in question is located at 913 Bay Point Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

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

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

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and

welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

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

(2) Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before June 5, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 14-69, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation on or before June 5, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to remove the sailboat from the property.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$25.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after June 5, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

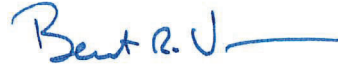
13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 14th day of April, 2026.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **LA POINT, BRIDGET, 913 Bay Point Dr., Madeira Beach, FL 33708, and 4250 34th St. S., St. Petersburg, Florida 33711**; 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 14th day of April, 2026.



Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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

June 25, 2026

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

Petitioner,

vs.

CASE NO. CE-25-137

LA POINT, BRIDGET
4250 34TH ST S
ST PETERSBURG, FL 33711-4545

Respondents,

AFFIDAVIT OF COMPLIANCE

I, Connor Mecko, *Code Compliance Specialist*, have personally examined the property described in:

Madeira Beach Notice of Violation: 01-06-2026

Madeira Beach Special Magistrate Order: 06-05-2026

In the above-mentioned case and find that said property is in compliance with Sec. 14-69 of the Code of City of Madeira Beach, Florida, as of 06-04-2026

Connor Mecko

Connor Mecko, Code Compliance Specialist

STATE OF FLORIDA

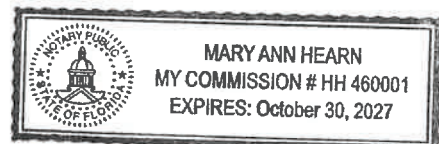
COUNTY OF PINELLAS

Before me on this 25th day of June 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

Mary Ann Hearn

Notary

SEAL



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

June 25, 2026

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

Petitioner,

vs.

CASE NO. CE-25-137

LA POINT, BRIDGET
4250 34TH ST S
ST PETERSBURG, FL 33711-4545

Respondents.

RE Property: 913 BAY POINT DR

Parcel #10-31-15-04536-000-0030

Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

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

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

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

(2)Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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

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

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

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

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

Dated this 25 day of June, 2026.

Connor Mecko

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

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

6/25/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-137

LA POINT, BRIDGET
4250 34TH ST S
ST PETERSBURG, FL 33711-4545

Respondents.

RE Property: 913 BAY POINT DR

Parcel #10-31-15-04536-000-0030

Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 913 BAY POINT DR, Parcel # 10-31-15-04536-000-0030 the City of Madeira Beach.

On the 25 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.

Connor Mecko

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or online notarization, this 26th day of June, 2026, by Connor Mecko, who is personally known to me, or produced as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 2:37:43 PM



June 25, 2026 at 11:54:04 AM

CITY OF MADEIRA BEACH

MEETING NOTICES

The following items are scheduled for discussion at the City Council Meeting on June 25, 2026 at 11:54:04 AM.

Agenda Item 1: [Illegible Title]

Agenda Item 2: [Illegible Title]

Agenda Item 3: [Illegible Title]

Agenda Item 4: [Illegible Title]

Agenda Item 5: [Illegible Title]

Agenda Item 6: [Illegible Title]

Agenda Item 7: [Illegible Title]

Agenda Item 8: [Illegible Title]

Agenda Item 9: [Illegible Title]

Agenda Item 10: [Illegible Title]

Agenda Item 11: [Illegible Title]

Agenda Item 12: [Illegible Title]

Agenda Item 13: [Illegible Title]

Agenda Item 14: [Illegible Title]

Agenda Item 15: [Illegible Title]

Agenda Item 16: [Illegible Title]

Agenda Item 17: [Illegible Title]

Agenda Item 18: [Illegible Title]

Agenda Item 19: [Illegible Title]

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Agenda Item 21: [Illegible Title]

Agenda Item 22: [Illegible Title]

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Agenda Item 99: [Illegible Title]

Agenda Item 100: [Illegible Title]

