



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 12-Aug-2026)

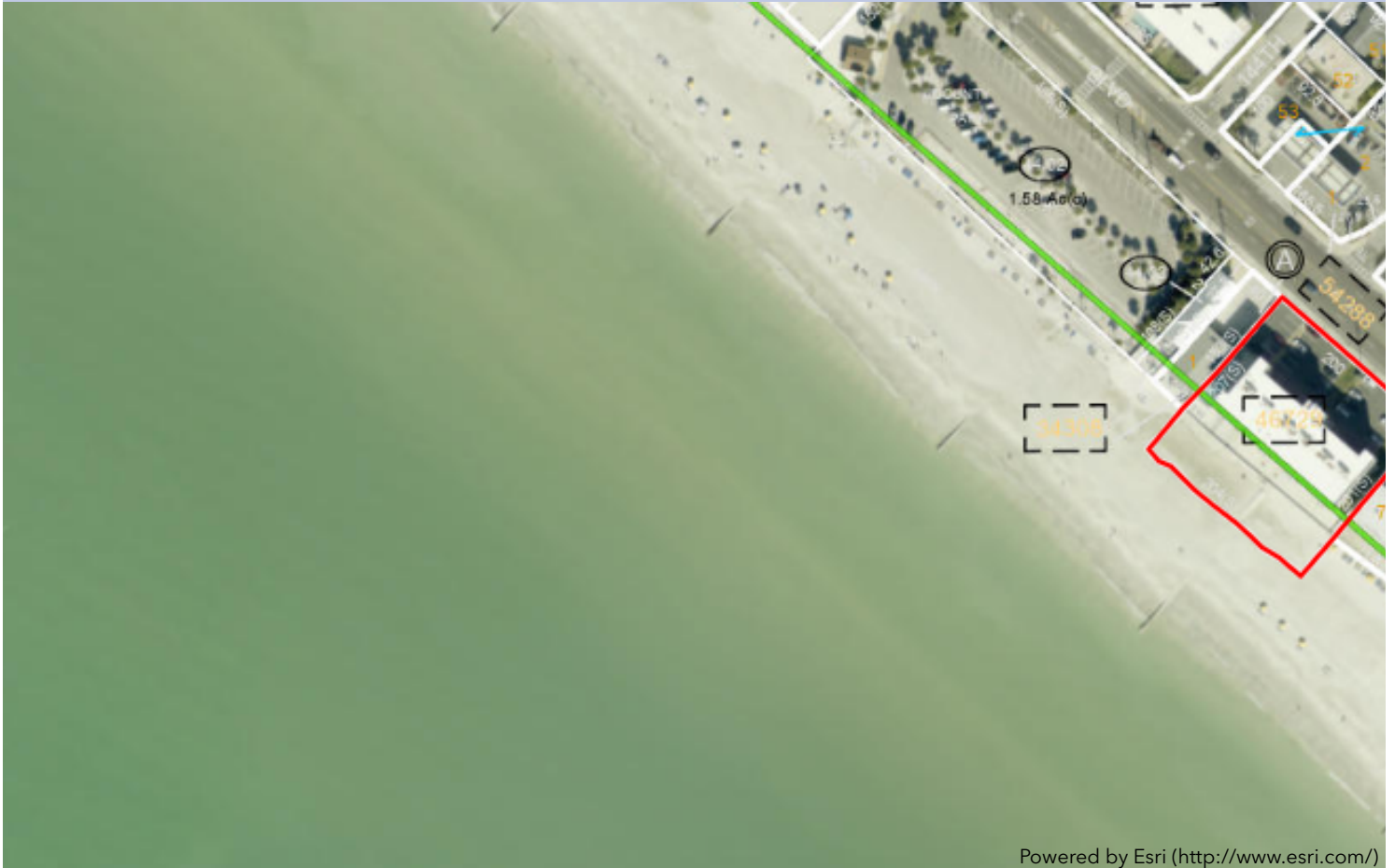
Parcel Number

09-31-15-46729-000-0001

- Owner Name
KIMA CONDOMINIUM ASSN INC
- Property Use
0904 Condo Common Area Assn Own - open/green space
- Site Address
14300 GULF BLVD
MADEIRA BEACH, FL 33708
- Mailing Address
10502 N DALE MABRY HWY
TAMPA, FL 33618-4136
- Legal Description
KIMA CONDO (COMMON ELEMENTS)
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
n/a

Living SF	Gross SF	Living Units	Buildings
n/a	n/a	n/a	0

Parcel Map



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

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
05132/1849	Find Comps	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	46/119

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$0	\$0	\$0	\$0	\$0

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$0	\$0	\$0	\$0	\$0
2024	N	\$0	\$0	\$0	\$0	\$0
2023	N	\$0	\$0	\$0	\$0	\$0
2022	N	\$0	\$0	\$0	\$0	\$0
2021	N	\$0	\$0	\$0	\$0	\$0

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
01-Jan-1899						05132/1849

2026 Land Information

Land Area: $\cong$ 41,352 sf | $\cong$ 0.94 acres Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	\$190	33,500	SF	1.0000	\$6,365,000
Wasteland/Marsh/Sand Dunes	0x0	\$45,000	0.1800	AC	1.0000	\$8,100

2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	\$90,000.00	1	\$90,000	\$36,000	1981
PORCH	\$13.00	5,653.0	\$73,489	\$73,489	1981
STM/SEC SH	0.00	5.0	\$0	\$0	2016

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all

improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2025-3009-DRWY	CONC PAVE/DRIVEWAY	07/16/2025	\$27,000
2025-2063-ROOF	ROOF	01/11/2025	\$105,000
BR20230338	SIDING/EXTERIOR WALL	05/01/2023	\$20,081
B9R20210378	ADDITION/REMODEL/RENOVATION	04/27/2021	\$2,450
GS3444	GENERATORS	03/04/2019	\$59,891
E1958	MISCELLANEOUS	10/02/2017	\$2,500
R1623	ROOF	05/24/2017	\$40,550
454	SHUTTERS	04/11/2016	\$2,416

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 19, 2025

KIMA CONDOMINIUM ASSN INC
C/O MAC BAUER REALTY AND PROPERTY MANAGEMENT
5420 CENTRAL AVE
ST PETERSBURG, FL 33707-6120
Case Number: CE-24-216

RE Property: 14300 Gulf Blvd **Parcel #**09-31-15-46729-000-0001

Legal Description: KIMA CONDO (COMMON ELEMENTS)

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 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.

Violation Detail(s):

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.

Parking lot concrete replaced/ repaired without permit. Addition of walls in garage without required permits. Brick wall in rear of property constructed without required permits.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the property into compliance. If a permit cannot be obtained, the changes/structure must be removed.

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

Follow up date:
March 8, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal 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.



2/19/2025

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MARCH 9, 2025

KIMA CONDOMINIUM ASSN INC
C/O MAC BAUER REALTY AND PROPERTY MANAGEMENT
5420 CENTRAL AVE
ST PETERSBURG, FL 33707-6120
Case Number: CE-24-216

RE Property: 14300 Gulf Blvd **Parcel #**09-31-15-46729-000-0001

Legal Description: KIMA CONDO (COMMON ELEMENTS)

NOTICE OF CODE VIOLATION

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Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the property into compliance. If a permit cannot be obtained, the changes/structure must be removed.

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

Follow up date:
MARCH 23, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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

August 13, 2026

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

Petitioner,

vs.

CASE NO. CE-25-33

KIMA CONDOMINIUM ASSN INC
10502 N DALE MABRY HWY
TAMPA, FL 33618-4136

Respondents.

RE Property: 14300 GULF BLVD

Parcel # 09-31-15-46729-000-0001

Legal Description: KIMA CONDO (COMMON ELEMENTS)

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.

A handwritten signature in black ink, appearing to read 'Connor Mecko', written over a horizontal line.

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

**CODE ENFORCEMENT SPECIAL MAGISTRATE
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Respondents.

RE Property: 14300 GULF BLVD

Parcel #09-31-15-46729-000-0001

Legal Description: KIMA CONDO (COMMON ELEMENTS)

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **24th** day of **August**, **2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 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 13th day of August, 2026.



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

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

August 13, 2026

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

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TAMPA, FL 33618-4136

Respondents.

RE Property: 14300 GULF BLVD

Parcel #09-31-15-46729-000-0001

Legal Description: KIMA CONDO (COMMON ELEMENTS)

AFFIDAVIT OF SERVICE

I, Connor Mecko, 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 13th day of August, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

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

On the 13th day of August, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14300 GULF BLVD, Parcel #09-31-15-46729-000-0001 the City of Madeira Beach.

On the 13th day of August, 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, 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 13 day of August, 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.



Aug 13, 2026 at 8:36:07 AM

