

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-157

Petitioner,

vs.

TRADOR, PAUL
TRADOR, KATHERINE,
13414 Gulf Blvd.
Madeira Beach, FL 33708,

Respondents.
_____ /

**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 Respondents, 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 Taylor Davis provided testimony on behalf of the City.
2. Paul Trador and Tom Hatton appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 13414 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

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

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish,

Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Paul and Katherine Trador, 13414 Gulf Blvd., Madeira Beach, FL 33708, and 10657 117th Ln., Seminole, FL 33778**; 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).

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Madeira Beach, FL 33708,

Respondents.
_____ /

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, on Respondents' Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondents, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondents' Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated April 14, 2026, is extended to July 22, 2026.

DONE AND ORDERED this 6th day of July, 2026.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **Paul and Katherine Trador, 13414 Gulf Blvd., Madeira Beach, FL 33708, and 10657 117th Ln., Seminole, FL 33778;** 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 6th day of July, 2026.



Bart R. Valdes

APPEALS

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

August 12, 2026

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

Petitioner,

vs.

CASE NO. CE-25-157

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778

Respondents.

RE Property: 13414 GULF BLVD

Parcel #15-31-15-58320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

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 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.

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 12th day of August, 2026.



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

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

August 12, 2026

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

Petitioner,

vs.

CASE NO. 25-157

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778-3648

Respondents.

RE Property: 13414 GULF BLVD

Parcel #15-31-15-58320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & 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 12th day of August, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 12th day of August, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 12th day of August, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13414 GULF BLVD, Parcel #15-31-15-58320-008-0180 the City of Madeira Beach.

On the 12th 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.

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 12 day of AUGUST, 2026, by
Taylor Davis, 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



-----Original Message-----

From: Kathy Trador <ktrador@tampabay.rr.com>

Sent: Tuesday, April 28, 2026 8:09 AM

To: Pinkard, Holden <hpinkard@madeirabeachfl.gov>

Subject: Extension request

<p style="color:red">CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.</p>

Dear Sir,

On April 6th we went before the magistrate and were given 30 days to obtain a permit for work that was completed without proper permitting. Three weeks have gone by and the contractor that originally failed to obtain the proper permits still hasn't submitted an application, and has told us multiple times he will have it submitted today or tomorrow. We are respectfully requesting an additional 30 days, as we are very concerned he won't get this submitted on time, and we may even have to seek a new contractor to get this accomplished for us.

Case number: CE-25-157

Compliance date: 05/06/26

Sincerely,

Paul & Kathy Trador

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

KT

Kathy Trador<ktrador@tampabay.rr.com>

To: Taylor Davis

😊

↩ Reply

↩↩ Reply all

➡ Forward

🔖

🗺

⋮

Sat 8/8/2026 8:36 PM

⚠ This sender ktrador@tampabay.rr.com is from outside your organization.

Block sender

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

60 days would be very much appreciated.
Thank you very much.
Sent from my iPhone

On Aug 6, 2026, at 9:00 AM, Taylor Davis <TDavis@madeirabeachfl.gov> wrote:

Good morning Kathy,

What is a reasonable amount of time you are requesting to be granted? This will be presented August 24th at noon.

Best,
Taylor Davis
Permit & Code Compliance Specialist
300 Municipal Dr
Madeira Beach, FL 33708
<image.png>



1

NOTICE OF ABSENCE
I, [Name], am absent from work on [Date] and [Date].
My supervisor, [Supervisor Name], has approved my absence.
I will be back to work on [Return Date].
Thank you for your understanding.
[Signature]

WELCOME
STAR

Aug 13, 2026 at 8:36:07 AM

