



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary (as of 13-Aug-2026)

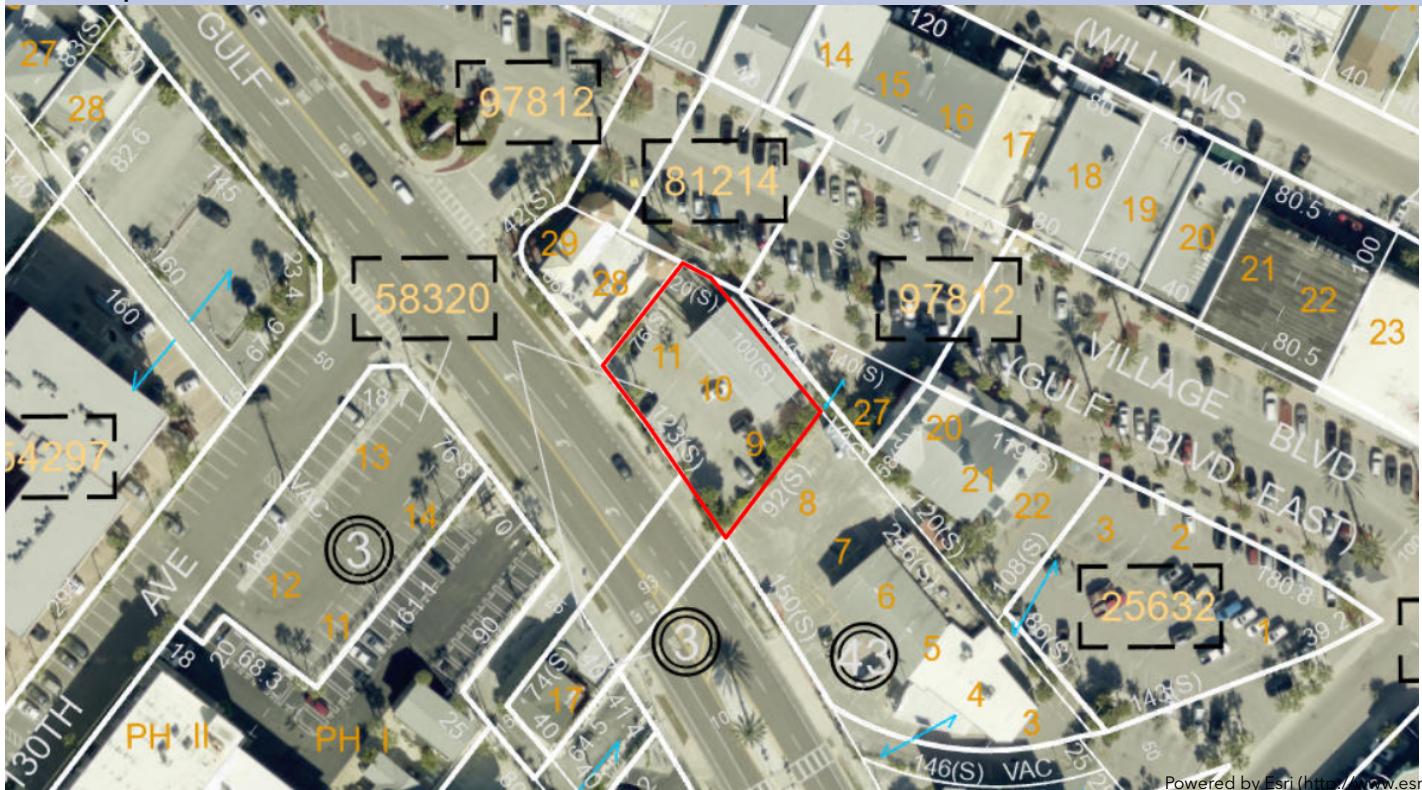
Parcel Number

15-31-15-58320-043-0090

- Owner Name
13001 GULF BLVD LLC
- Property Use
1121 Strip Store - (2 or more stores)
- Site Address
**12930 VILLAGE BLVD
MADEIRA BEACH, FL 33708**
- Mailing Address
**4100 N 28TH TER
HOLLYWOOD, FL 33020-1116**
- Legal Description
MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1988

Heated SF	Gross SF	Living Units	Buildings
1,920	1,920	0	1

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
19976/0331	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2026 Preliminary Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$805,000	\$805,000	\$805,000	\$805,000	\$805,000

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$785,000	\$785,000	\$785,000	\$785,000	\$785,000
2024	N	\$790,000	\$790,000	\$790,000	\$790,000	\$790,000
2023	N	\$780,000	\$780,000	\$780,000	\$780,000	\$780,000
2022	N	\$780,000	\$737,000	\$737,000	\$780,000	\$737,000
2021	N	\$670,000	\$670,000	\$670,000	\$670,000	\$670,000

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
12-Mar-2018	\$2,600,000	M	I	CAJUN BUILDINGS LLC	13001 GULF BLVD LLC	19976/0331
18-Jan-2007	\$100	U	I	SHONTZ GEORGE	CAJUN BUILDERS LLC	15590/1970
23-Mar-1988	\$150,000	Q				06705/2080
30-Nov-1986	\$55,000	U				06360/0734

2026 Land Information

Land Area: $\cong$ 10,215 sf | $\cong$ 0.23 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	120x0	\$90	10,206	SF	1.0000	\$918,540

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Special Footing	Base (BAS):	1,920	1,920
Floor System:	Structrual Slab	Total Area SF:	1,920	1,920
Exterior Walls:	Concrete Blk/Wood			
Unit Stories:	1			
Roof Frame:	Gable Or Hip			
Living Units:	0			
Roof Cover:	Metal Shingle			
Year Built:	1988			
Building Type:	Neighborhood Shopping Centers			
Quality:	Average			
Floor Finish:	Carpet Combination			
Interior Finish:	Dry Wall			
Cooling:	Heat & Cooling Pkg			
Fixtures:	8			
Effective Age:	38			

2026 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$5.00	2,200.0	\$11,000	\$11,000	0
PATIO/DECK	\$47.00	615.0	\$28,905	\$13,296	2004

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
2026-2148-RINT	ADDITION/REMODEL/RENOVATION	03/26/2026	\$16,250
E20230172	ELECTRICAL	02/23/2023	\$12,000
R20210911	ROOF	10/14/2021	\$10,000

Permit Number	Description	Issue Date	Estimated Value
825	ROOF	08/15/2016	\$2,400
37	MISCELLANEOUS	11/17/2015	\$8,200
201500389	HEAT/AIR	06/12/2015	\$6,076

Adam Ross, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 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

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$12221.30				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166232		MB

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020-1116PARCEL NO.: 15/31/15/58320/043/0090
SITE ADDRESS: 12930 VILLAGE BLVD, MADEIRA BEACH
PLAT: 3 PAGE: 54
LEGAL:
MITCHELL'S BEACH REVISED
BLK 43, LOTS 9, 10 & 11
LESS RD & SW'LY 1/2 OF VAC
ALLEY ALG
SEE ADDITIONAL LEGAL ON TAX ROLL**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	785,000	0	785,000	3,565.71
HEALTH DEPARTMENT	0.0713	785,000	0	785,000	55.97
EMS	0.8050	785,000	0	785,000	631.93
SCHOOL-STATE LAW	3.0450	785,000	0	785,000	2,390.33
SCHOOL-LOCAL BD.	3.2480	785,000	0	785,000	2,549.68
MADEIRA BEACH	2.7500	785,000	0	785,000	2,158.75
SW FLA WTR MGMT.	0.1831	785,000	0	785,000	143.73
PINELLAS COUNTY PLN.CNCL.	0.0175	785,000	0	785,000	13.74
JUVENILE WELFARE BOARD	0.8250	785,000	0	785,000	647.63
SUNCOAST TRANSIT AUTHORITY	0.7300	785,000	0	785,000	573.05
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$12,730.52

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$12,730.52
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX***Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*Pay online at pinellastaxcollector.gov

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BLK 43, LOTS 9, 10 & 11
LESS RD & SW'LY 1/2 OF VAC
ALLEY ALG
SEE ADDITIONAL LEGAL ON TAX ROLL



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MAY 19, 2026

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020
Case Number: CE-26-77

RE Property: 12930 VILLAGE BLVD

Parcel #15-31-15-58320-043-0090

Legal Description: MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

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 – newly replaced stairways and railings not to code

Corrective Action(s):

A licensed contractor will need to apply for and obtain a building permit amongst also coordinating with the city building official to remedy the code issues with the stairs/railings.

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

Follow up date:

JUNE 2, 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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JUNE 25, 2026

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020
Case Number: CE-26-77

RE Property: 12930 VILLAGE BLVD

Parcel #15-31-15-58320-043-0090

Legal Description: MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

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Violation Detail(s):

Work without a permit – newly replaced stairways and railings not to code

Corrective Action(s):

A licensed contractor will need to apply for and obtain a building permit amongst also coordinating with the city building official to remedy the code issues with the stairs/railings.

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

Follow up date:

JULY 9, 2026

City of Madeira Beach
Building Department
codecompliance@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.



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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3775 0400 87



quadiant

FIRST-CLASS MAIL

IMI

\$010.44⁰

06/25/2026 ZIP 33708

043M31233717

US POSTAGE

JUNE 23, 2020

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020
Case Number: CE-26-77

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:

13001 GULF BLVD LLC
4100 N 28th Terr
HOLLYWOOD, FL, 33020
CE 26-77



9590 9402 0097 6058 5841 52

2. Article Number (Transfer from service label)

9589 0710 5270 3775 0400 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

☐ Agent

☐ Address

B. Received by (Printed Name)

[Handwritten Signature]

C. Date of Delivery

06/29/20

D. Is delivery address different from item 1? If YES, enter delivery address below:

☒ Yes

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

ad Mail

ed Mail Restricted Delivery

\$500)

**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. 26-77

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020

Respondents.

RE Property: 12930 VILLAGE BLVD

Parcel #15-31-15-58320-043-0090

Legal Description: MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

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 "Taylor Davis", is written over a horizontal line.

**Taylor Davis, Permit and 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. CE-26-77

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020

Respondents.

RE Property: 12930 VILLAGE BLVD

Parcel #15-31-15-58320-043-0090

Legal Description: MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

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 12 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. CE-26-77

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020

Respondents.

RE Property: 12930 VILLAGE BLVD

Parcel #15-31-15-58320-043-0090

Legal Description: MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

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

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

On the 12 day of August, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 12930 VILLAGE BLVD, Parcel #15-31-15-58320-043-0090 the City of Madeira Beach.

On the 12 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

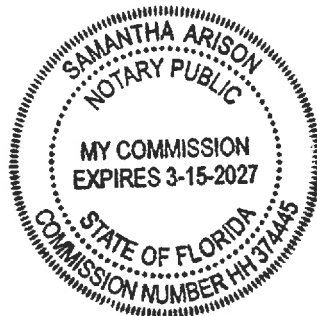
COUNTY OF PINELLAS

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*



12930



HOUSE OF
SWEETS

← ENTRANCE

WILD TIME ISLAND
Life is good.
WEAR

ENTRANCE →

1293

Life is
SEA DOG

Aug 13, 2026 at 8:36:07 AM

