



Parcel Summary
(as of 10-Aug-2026)

Parcel Number

09-31-15-54202-000-0070

- Owner Name
PRADA, LEONARDO
- Property Use
0436 Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)
- Site Address
**90 144TH AVE # 7
MADEIRA BEACH, FL 33708**
- Mailing Address
**4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912**
- Legal Description
MADEIRA BONITA CONDO UNIT 7
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1974

Living SF	Gross SF	Living Units	Buildings
493	493	1	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
23529/0874	\$227,686	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	36/39

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$193,533	\$193,533	\$193,533	\$193,533	\$193,533

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$192,090	\$192,090	\$192,090	\$192,090	\$192,090
2024	N	\$263,401	\$184,965	\$184,965	\$263,401	\$184,965
2023	N	\$199,092	\$168,150	\$168,150	\$199,092	\$168,150
2022	N	\$186,136	\$152,864	\$152,864	\$186,136	\$152,864
2021	N	\$138,967	\$138,967	\$138,967	\$138,967	\$138,967

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
10-Apr-2026	\$100	U	I	BISHOP JULIE M TRE	PRADA LEONARDO	23529/0874
22-Sep-2025	\$250,000	Q	I	BISHOP JULIE M TRE	PRADA LEONARDO	23308/2436
10-Sep-2025	\$100	U	I	HANCOCK DION TRE	PRADA LEONARDO	23308/2427
07-Nov-2017	\$100	U	I	SMESH LLC	90 SOUTH 144TH AVE 7 MADEIRA BEACH FL 33708 LA	19835/0791
19-May-2017	\$174,900	U	I	CAMERON NICOLE M TRUSTEE	SMESH LLC	19643/1270

2026 Land Information

Land Area: $\cong$ 0 sf | $\cong$ 0.00 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
No Lands on Record.						

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Unit View:	Standard	Base (BAS):	493	493
Unit Type:	Corner	Total Area SF:	493	493
Unit Floor #:	2			
Unit Stories:	1			
Living Units:	1			
Year Built:	1974			
Building Type:	Garden - No Elevator			
Quality:	Average			
Exterior Walls:	Masonry			

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	\$2990.55			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R103621	* CL-0011958	MB

* SERVBANK

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912PARCEL NO.: 09/31/15/54202/000/0070
SITE ADDRESS: 90 144TH AVE 7, MADEIRA BEACH
PLAT: 36 PAGE: 39
LEGAL:
MADEIRA BONITA CONDO
UNIT 7**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	192,090	0	192,090	872.53
HEALTH DEPARTMENT	0.0713	192,090	0	192,090	13.70
EMS	0.8050	192,090	0	192,090	154.63
SCHOOL-STATE LAW	3.0450	192,090	0	192,090	584.91
SCHOOL-LOCAL BD.	3.2480	192,090	0	192,090	623.91
MADEIRA BEACH	2.7500	192,090	0	192,090	528.25
SW FLA WTR MGMT.	0.1831	192,090	0	192,090	35.17
PINELLAS COUNTY PLN.CNCL.	0.0175	192,090	0	192,090	3.36
JUVENILE WELFARE BOARD	0.8250	192,090	0	192,090	158.47
SUNCOAST TRANSIT AUTHORITY	0.7300	192,090	0	192,090	140.23
TOTAL MILLAGE 16.2172					GROSS AD VALOREM TAXES \$3,115.16

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$3,115.16
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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

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SITE ADDRESS: 90 144TH AVE 7, MADEIRA BEACH
PLAT: 36 PAGE: 39
LEGAL:
MADEIRA BONITA CONDO
UNIT 7

Duplicate N/A 08/10/2026

Paid 11/26/2025 Receipt # 0-25-TAX-094841 \$2,990.55

MAY 26TH

Vrbo

Open

← See all properties



Apartment

The PRADA Blue Haven: Modern Luxury at Madeira I

 1 bedroom

 1 bathroom

 Sleep

Highlights for your 2-night trip



Discover nearby landmarks
Near St. Petersburg - Clearwater Beaches

Popular amenities

 Laundry

 Internet access

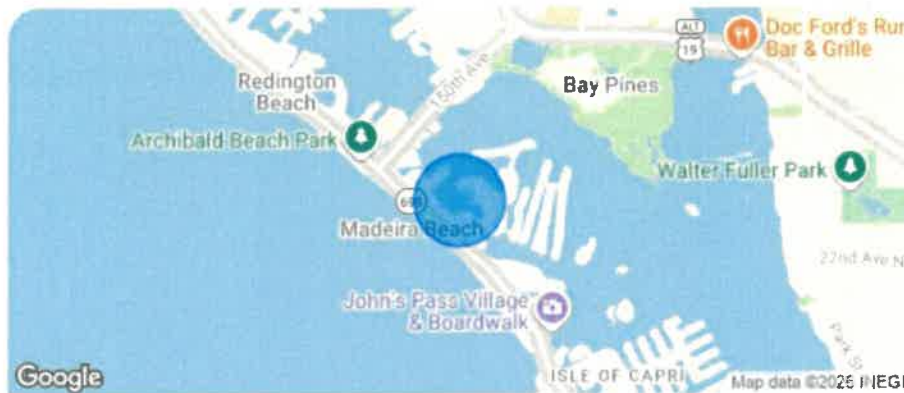
✓ Non smoking

 Air conditioning

 Living area

[See all property amenities >](#)

Explore the area



- St. Petersburg - Clearwater B
- Madeira Beach
- John's Pass Village & Boardw
- Tampa, FL (TPA-Tampa Intl.)

[See all about this area >](#)

Madeira Beach, FL
[View in a map >](#)



Manage your booking faster when signed in

Rooms & beds

1 bedroom (sleeps 4)



Bedroom 1
2 Queen Beds



Living Room 1
1 Queen Sofa Bed

1 bathroom

Bathroom 1



Soap · Towels provided · Toilet · Shower only · Shampoo · Hair dryer

Spaces

 Number of living rooms

[See all rooms and beds details](#)

About this property

The PRADA Blue Haven: Modern Luxury at Madeira Beach.

The PRADA Blue Haven is your stylish, modern retreat in Madeira Beach. This newly renovated apartment features a bedroom equipped with ultra-comfortable mattresses to ensure a perfect night's rest.

Located in a charming and welcoming building, you'll enjoy a designer kitchen with granite countertops as you are just steps away from the main beach entrance, placing the best of Madeira Beach right at your doorstep. Whether you're here to relax or explore, experience the perfect blend of comfort and convenience in a cozy

About the host



Leonardo Prada
Host

Languages: English, Portuguese, Spanish

[Contact host](#)

[View profile](#)

Non-refundable ⓘ

✓ Your dates are available

 Start date
Jun 16

 End date
Jun 18

 Travelers
2 travelers

[Begin booking](#)

You will not be charged yet

[Contact host](#)

Have a question?

Get instant answers with AI powered search of property information and reviews.



Ask a question

Is there free parking?

Reviews

No reviews yet

Be the first to leave a review for this property after you stay.

House Rules

Check in after 3:00 PM

Minimum age to rent: 18

Check out before 11:00 AM



Children

Children allowed: ages 0-17



Events

No events allowed



Pets

No pets allowed, service animals permitted



Smoking

Smoking is not permitted

Check-out instructions

The host requires you complete the following before checking out:

Strip any used beds and gather used towels

Remove personal items, remove leftover food and drinks, and take out the trash

Turn off the lights and lock the doors

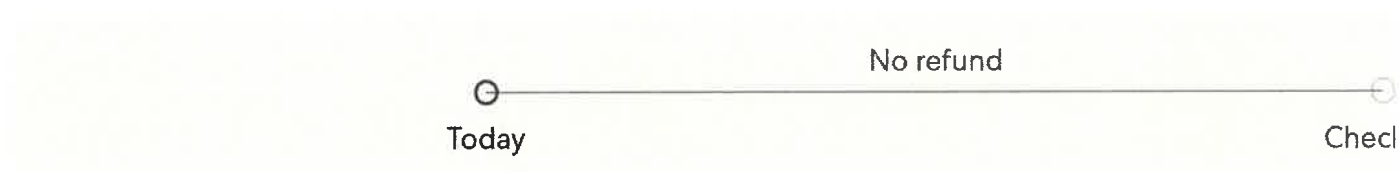
Failure to complete these may result in a negative review from the host.

[See less](#)

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay

Cancellation



Until
Jun 16

No refund

If you change or cancel your booking you will not get a refund or credit to use for a future stay.

Important information

You need to know

Property # 5216980

Extra-person charges may apply and vary depending on property policy



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE NOTICE OF VIOLATION

05/26/2026

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

IN REFERENCE TO THE FOLLOWING:

90 144TH AVE #7
MADEIRA BEACH FL
33708

INSPECTION DATE: 5/26/2026

PARCEL NUMBER: 09-31-15-54202-000-0070

LEGAL DESCRIPTION: MADEIRA BONITA CONDO UNIT 7

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2026.016

Dear Property Owner/Occupant:

An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violations were found to exist;

Ordinance:

- Violations: Compliance Required (No Business Tax Receipt) , R-2 zoning violation, License required prior to advertisement for rent or lease.

Sec. 62-33. - Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Sec. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

(Code 1983, § 20-404; Ord. No. 1069, § 2,2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. [2018-07](#), § 1, 7-11-18)

Sec. 14-130.4. - License required.

(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

- **Sec. 14-130.5. - License application; registration statement.**

(a)Application for a residential rental license for each residential rental unit shall be made in writing on forms supplied by the city. The application shall be submitted along with the submission required for payment of the local business tax under [chapter 62](#) of this Code.

(b)The application shall include a registration statement providing the following information:

(1)The Street address of the residential rental property.

(2)The number of residential rental units located on the property, type of each unit (e.g. detached single-family dwelling unit, apartment, sleeping room, etc.), and the unit number or other identifying designation of each unit.

(3)Name, address, and phone number of the property owner or owners.

(4)Name, address, and phone number of any designated agent authorized to act on behalf of the owner. If the owner is not a natural person, a natural person shall be designated as agent.

(5)Name, address, and phone number of any person authorized to make or order repairs or services for the property, if the person is different than the owner or designated agent.

(6)Name, address, and phone number of a natural person 18 years of age or older who can be contacted 24 hours a day, seven days a week, regarding the residential rental unit. This contact person may be the owner, the owner's agent, or any other person other than a resident of the rental unit who has agreed to be the contact person.

(c)After submission of the application and registration statement, the residential rental property owner or designated agent shall have a continuing obligation to notify the city in writing within 15 calendar days of any change in the information provided in the registration statement. Failure to notify the city of changes shall be a violation of this article.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 3, 3-10-15)

CEASE SHORT TERM RENTAL ACTIVITY IMMEDIATELY, APPLY FOR BUSINESS TAX, RENTAL INSPECTION REQUIRED. THREE MONTH MINIMUM RENTAL ONLY IN THIS R-2 ZONE.

The violation(s) must be corrected **06/3/2026**. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,
Deputy Snyder
Code Enforcement Deputy
Telephone: (727) 391-9951

Method of Delivery: ☐ Certified Mail ☐ Regular Mail

PLEASE NOTIFY THIS OFFICE AS SOON AS THE VIOLATION(S) IS CORRECTED

***NOTE:** You are hereby notified to correct the attached violation(s) and notify the above signed Code Enforcement Officer within the time limits specified. Failure to comply will result in charges being filed against you with the Special Magistrate of the City of Madeira Beach which may result in a potential fine of up to \$250.00 per day. Repeat violators can be fined up to \$500.00 per day. Such charges will be a lien upon the real and/or personal property of the violator and may be collected pursuant to law. The City is also entitled to collect all costs incurred in recording and satisfying a lien against the property.*



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3659 8651 88



quadiant
FIRST-CLASS MAIL
IMI
\$010.44⁰
05/26/2026 ZIP 33708
043M31233717

NOTICE OF VIOLATION

05/26/2026
PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

IN REFERENCE TO THE FOLLOWING:



300 Municipal Drive
Madeira Beach, Florida 33708



quadiant
FIRST-CLASS MAIL
IMI
\$000.74⁰
05/26/2026 ZIP 33708
043M31233717

US POSTAGE

05/26/2026
PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

IN REFERENCE TO THE FOLLOWING:



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE NOTICE OF VIOLATION

06/11/2026

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

IN REFERENCE TO THE FOLLOWING:

90 144TH AVE #7
MADEIRA BEACH FL
33708

INSPECTION DATE: 5/26/2026

PARCEL NUMBER: 09-31-15-54202-000-0070

LEGAL DESCRIPTION: MADEIRA BONITA CONDO UNIT 7

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2026.016

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(6)Name, address, and phone number of a natural person 18 years of age or older who can be contacted 24 hours a day, seven days a week, regarding the residential rental unit. This contact person may be the owner, the owner's agent, or any other person other than a resident of the rental unit who has agreed to be the contact person.

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(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 3, 3-10-15)

CEASE SHORT TERM RENTAL ACTIVITY IMMEDIATELY, APPLY FOR BUSINESS TAX, RENTAL INSPECTION REQUIRED. THREE MONTH MINIMUM RENTAL ONLY IN THIS R-2 ZONE.

The violation(s) must be corrected immediately. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,
Deputy Snyder
Code Enforcement Deputy
Telephone: (727) 391-9951

Method of Delivery: ☐ Certified Mail ☐ Regular Mail

PLEASE NOTIFY THIS OFFICE AS SOON AS THE VIOLATION(S) IS CORRECTED

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COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2026.016

DATE: 08/10/2026

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

RE: Property: 90 144th Ave #7 MADEIRA BEACH, FL 33708

Parcel #: 09-31-15-54202-000-0070

LEGAL DESCRIPTION: MADEIRA BONITA CONDO UNIT 7

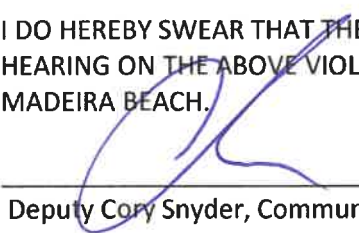
Code(s) which have been violated: Sec. 110-201 Permitted Uses in R-2 single family residential district.

Violation Detail:

1. On 5/5/2026 I received a forwarded complaint from Julie Bishop sent to the Pinellas County Sheriffs reporting Short Term rental activity in the complex located at 90 144th Ave.
2. On 5/26/2026 I conducted a Short Term Rental Inspection making contact with "LIZ" who reported staying from 5/22/2026 - 5/27/2026 for \$600 booked through Airbnb, a violation of R-2 rental regulations of a "three month minimum". Body Cam SO26-169608.
3. On 5/26/2026 I mailed a notice of violation letter to the property owner Leonardo Prada, Certified and regular mail.
4. On 6/11/2026 I posted the property with a new copy of the Notice of violation on the property's front door.
5. On 8/5/2026 I observed possible activity at the location (car in #7) and attempted contact at the front door. My card was left. A short time later I was contacted by a tenant "Lupe" who reported he was staying in #7 8/2/2026 through 8/6/2026 for \$350. This was a violation of the R-2 regulations of a Three-month rental minimum. Body Cam SO26-254547.

6. On 08/10/2026, the Notice of Hearing, Affidavit of Service, Statement of Violation and Affidavit of Posting was mailed both certified and regular to the property owner.
7. On 08/10/2026 the affidavit of Posting was posted on the property.
8. On 08/10/2026 All Special Magistrate Paperwork was posted on the Property.
9. A special magistrate hearing was set for August 24nd, 2026 12:00 PM.

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 MADEIRA BEACH SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



Deputy Cory Snyder, Community Policing Officer

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

Dated this 10th day of AUGUST, 2026



Deputy Cory Snyder, Code Enforcement Officer



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE NOTICE OF HEARING

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708

CASE # 2026.016

Petitioner,

vs.

Respondent,

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

RE: PROPERTY: 90 144TH AVE # 7
MADEIRA BEACH, FL 33708

Parcel #: 09-31-15-54202-000-0070

Legal Description: MADEIRA BONITA CONDO UNIT 9

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 24TH day of AUGUST, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

Sec. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date 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 \$500.00 per day 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 be presented to the Madeira Beach Special Magistrate 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 to 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, 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 Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

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 insure 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.



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951



SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

CITY OF MADEIRA BEACH, FLORIDA
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner

Case # 2026.016

Vs.

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912
Respondent

RE: Property: 90 144TH AVE # 7
MADEIRA BEACH, FL 33708

Parcel #: 09-31-15-54202-000-0070

LEGAL DESCRIPTION: MADEIRA BONITA CONDO UNIT 7

AFFIDAVIT OF SERVICE

I, Cory Snyderl, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statue 162.12,

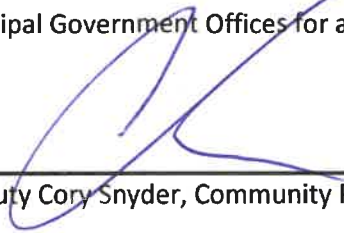
On the 10th day of August, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 10th day of August, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 10th day of August 2026, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 90 144th Ave #7 Madeira Beach Florida 33708 Parcel # 09-31-15-54202-000-00700 in the City of Madeira Beach.

MADEIRA BONITA CONDO UNIT 7

On the 10th day of August, 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, 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.



Deputy Cory Snyder, Community Policing Officer

State of Florida

County of Pinellas

Before me on 10th day of August, 2026, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.



Notary

SEAL





300 Municipal Drive
Madeira Beach, Florida 33708

Name and address of violator(s):

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912



quodient
FIRST-CLASS MAIL
IMI
\$000.78²
08/10/2026 ZIP 33708
043M31233717

US POSTAGE



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 4375 7760 31



quodient
FIRST-CLASS MAIL
IMI
\$010.98²
08/10/2026 ZIP 33708
043M31233717

US POSTAGE

LEONARDO PRADA
4615 WHISPERING WIND AVE
TAMPA FL 33614



300 Municipal Drive
Madeira Beach, Florida 33708



Name and address of violator(s):

PRADA, LEONARDO
4615 WHISPERING WIND AVE
TAMPA, FL 33614-4912

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, HOLD AT DOTTED LINE

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:

LEONARDO PRADA
4615 WHISPERING WIND AVE
TAMPA, FL 33614



9590 9402 0097 6058 5841 38

2. Article Number (Transfer from service label)

9589 0710 5270 4375 7760 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ 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 | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on 10th
AUGUST, 2026, there will be a public hearing at the Madeira Beach City Hall,
Drive, Madeira Beach, Florida 33708, concerning the following:



CITY OF MADEIRA BEACH
COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 391-9951



**SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE**

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