

**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-25-129

OCEAN ENTERPRISE LLC
5424 BAYSHORE BLVD
TAMPA, FL 33611

Respondents.

AMMENDED AFFIDAVIT OF COMPLIANCE

I, Taylor Davis, *Permit and Code Compliance Specialist*, have personally examined the property described in

Madeira Beach Notice of Violation: 09-09-25

Madeira Beach Special Magistrate Order: 11-26-25

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 4-23-26.



Taylor Davis, Permit and Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 12th day of August, 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



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

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

Petitioner,

vs.

CASE NO. CE-25-129

OCEAN ENTERPRISE LLC
5424 BAYSHORE BLVD
TAMPA, FL 33611-4122

Respondents.

RE Property: 15398 2ND ST E, 101 & 107 154TH AVE

Parcel #09-31-15-52614-028-0130

Legal Description: LONE PALM BEACH 5TH ADD BLK 28, LOTS 13 & 14 TOGETHER WITH THAT PART OF LOTS 1 & 2 DESC BEG MOST N'LY COR OF SD LOT 1 TH S49D39'E 84FT TH S40D21'W 16FT TH W'LY 118.9FT TO MOST W'LY COR OF LOT 1 TH N40D21'E 100FT TO POB

NOTICE OF HEARING
AMENDED AFFIDAVIT OF COMPLIANCE

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.

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 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**

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CITY OF MADEIRA BEACH**

August 12, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

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5424 BAYSHORE BLVD
TAMPA, FL 33611-4122

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AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit and 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,

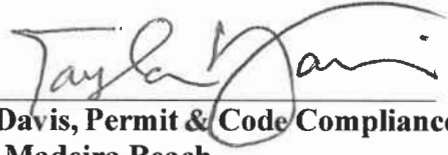
On the 12 day of August, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

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 15398 2nd St E, Parcel #09-31-15-52614-028-0130 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.



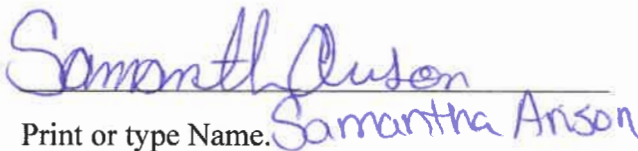
Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach

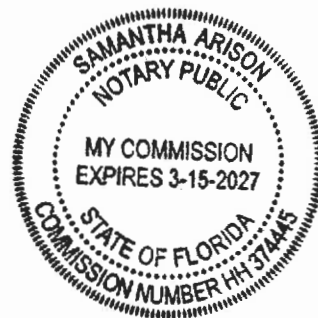
STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 12th 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


Print or type Name. Samantha Arison



15398

15398



Aug 13, 2026 at 8:36:07 AM

