


[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**10-31-15-27837-000-0020**[Compact Property Record Card](#)[Tax Estimator](#)**Updated April 26, 2023**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SANTOS, MERCEDES VOLPE, THERESA 1745 WESLEY AVE EVANSTON IL 60201-3518	414 140TH AVE E MADEIRA BEACH

[Property Use:](#) 0110 (Single Family Home)Current Tax District: MADEIRA
BEACH ([MB](#))

Total Living: SF: 4,164 Total Gross SF: 6,600 Total Living Units: 1

[click here to hide] **Legal Description**
FINN SHONTZ REPLAT LOT 2

Tax Estimator  File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No		
Government:	No	No	Homestead Use Percentage: 0.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%	
Historic:	No	No	Classified Agricultural: No	

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
16583/1896	\$1,672,900 Sales Query	121030278022	A	Current FEMA Maps	76/79

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$1,385,088	\$1,009,210	\$1,009,210	\$1,385,088	\$1,009,210

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$1,049,322	\$917,464	\$917,464	\$1,049,322	\$917,464
2020	No	\$834,058	\$834,058	\$834,058	\$834,058	\$834,058
2019	No	\$814,440	\$814,440	\$814,440	\$814,440	\$814,440
2018	No	\$757,481	\$757,481	\$757,481	\$757,481	\$757,481
2017	No	\$697,568	\$697,568	\$697,568	\$697,568	\$697,568
2016	No	\$600,022	\$600,022	\$600,022	\$600,022	\$600,022
2015	No	\$566,431	\$555,534	\$555,534	\$566,431	\$555,534
2014	No	\$513,950	\$505,031	\$505,031	\$513,950	\$505,031
2013	No	\$459,119	\$459,119	\$459,119	\$459,119	\$459,119
2012	No	\$419,708	\$419,708	\$419,708	\$419,708	\$419,708
2011	No	\$441,632	\$441,632	\$441,632	\$441,632	\$441,632
2010	No	\$482,203	\$482,203	\$482,203	\$482,203	\$482,203
2009	No	\$655,023	\$655,023	\$655,023	\$655,023	\$655,023
2008	Yes	\$757,000	\$757,000	\$707,000	\$732,000	\$707,000
2007	Yes	\$903,800	\$903,800	\$878,800	N/A	\$878,800
2006	No	\$951,700	\$951,700	\$951,700	N/A	\$951,700
2005	No	\$726,900	\$726,900	\$726,900	N/A	\$726,900
2004	No	\$594,000	\$594,000	\$594,000	N/A	\$594,000
2003	No	\$558,500	\$558,500	\$558,500	N/A	\$558,500
2002	No	\$449,600	\$449,600	\$449,600	N/A	\$449,600
2001	No	\$367,600	\$367,600	\$367,600	N/A	\$367,600
2000	No	\$327,000	\$327,000	\$327,000	N/A	\$327,000
1999	No	\$292,600	\$292,600	\$292,600	N/A	\$292,600
1998	Yes	\$304,400	\$267,000	\$242,000	N/A	\$242,000
1997	Yes	\$286,400	\$262,600	\$237,600	N/A	\$237,600
1996	Yes	\$266,600	\$255,000	\$230,000	N/A	\$230,000

2022 Tax Information[2022 Tax Bill](#)Tax District: [MB](#)

2022 Final Millage Rate 16.2571

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 new [Tax Estimator](#) to estimate taxes under new ownership.

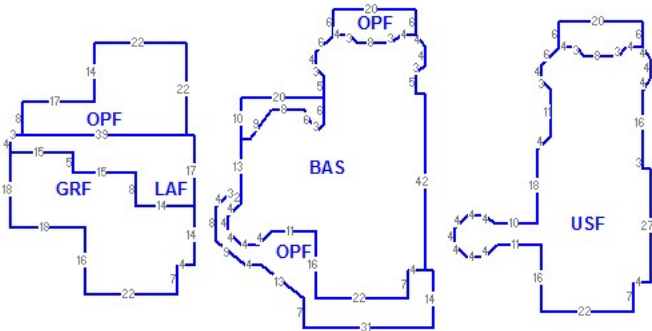
Ranked Sales ([What are Ranked Sales?](#)) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
17 Mar 2009	16583 / 1896	\$489,900	U	I
28 Jan 2002	11808 / 0465	\$186,000	U	I
09 Dec 1998	10332 / 1538	\$344,000	Q	I
Jul 1983	05567 / 0147	\$43,000	Q	

2022 Land Information						
Seawall: Yes	Frontage: Canal/River			View: None		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	52x201	11000.00	52.0000	1.2401	\$709,337	FF

[click here to hide] 2023 Building 1 Structural Elements [Back to Top](#)
Site Address: 414 140TH AVE E

Building Type: **Single Family**
Quality: **Above Average**
Foundation: **Wood/Block Above Ground Footing**
Floor System: **Wood**
Exterior Wall: **Frame/Reclad Alum/Viny**
Roof Frame: **Gable Or Hip**
Roof Cover: **Concrete Tile/Metal**
Stories: **3**
Living units: **1**
Floor Finish: **Carpet/Hardtile/Hardwood**
Interior Finish: **Upgrade**
Fixtures: **15**
Year Built: **1989**
Effective Age: **21**
Heating: **Central Duct**
Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Garage (GRF)	0	923
Base (BAS)	2,062	2,062
Lower Area Finished (LAF)	433	433
Upper Story (USF)	1,669	1,669
Open Porch Unfinished (OPU)	0	107
Open Porch (OPF)	0	1,406
Total Living SF: 4,164		Total Gross SF: 6,600

[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$22.00	750.00	\$16,500.00	\$7,920.00	2002
POOL	\$55,000.00	1.00	\$55,000.00	\$26,400.00	2002
FIREPLACE	\$8,000.00	1.00	\$8,000.00	\$5,120.00	1989
DOCK	\$56.00	110.00	\$6,160.00	\$5,113.00	2016

[click here to hide] 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
MECH20220352	HEAT/AIR	28 Apr 2022	\$5,002
673	DOCK	24 Jun 2016	\$5,135
P45917-16	DOCK	22 Jun 2016	\$0
PER-H-CB251885	POOL	26 Mar 2002	\$20,000





If you are experiencing [issues with this map loading](#), you may need

- [Interactive Map of this parcel](#)
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- [Contact Us](#)

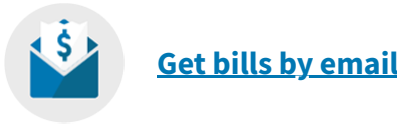
[Search](#) > Account Summary

Real Estate Account #R115410

Owner:
SANTOS, MERCEDES
VOLPE, THERESA

Situs:
414 140TH AVE E
MADEIRA BEACH



















[Parcel details](#)
[Property Appraiser](#)
Installments








Amount Due

Your account is **paid to date**. Your next bill will be available for payment by 09/01/2023.
Your last payment was made on **07/17/2023** for **\$4,662.05**.

Account History

BILL	AMOUNT DUE		STATUS		ACTION	
2023 ⓘ						
2023 Installment Bill #4 ⓘ		Upcoming				
2023 Installment Bill #3 ⓘ		Upcoming				
2023 Installment Bill #2 ⓘ		Upcoming				
2023 Installment Bill #1 ⓘ	\$0.00	Paid \$4,662.05	07/17/2023	Receipt #952-23-011055		Print (PDF)
Paid \$4,662.05						
2022 Annual Bill ⓘ	\$0.00	Paid \$17,902.26	11/30/2022	Receipt #952-22-082842		Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$17,034.00	04/29/2022	Receipt #952-21-122362		Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$13,917.52	11/30/2020	Receipt #952-20-070388		Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$14,152.10	02/28/2020	Receipt #952-19-082750		Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$12,998.68	03/31/2019	Receipt #952-18-087782		Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$12,179.55	03/30/2018	Receipt #952-17-077707		Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$10,660.18	03/29/2017	Receipt #952-16-066014		Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$10,204.78	03/31/2016	Receipt #952-15-058841		Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$9,208.42	03/31/2015	Receipt #755-14-137847		Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$8,157.30	01/31/2014	Receipt #755-13-129685		Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$7,847.86	05/31/2013	Receipt #208-12-003135		Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$7,735.63	01/25/2012	Receipt #755-11-089423		Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$8,483.24	03/31/2011	Receipt #903-10-006868		Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$11,110.21	11/30/2009	Receipt #756-09-000006		Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$12,022.07	11/26/2008	Receipt #900-08-007607		Print (PDF)
2007 ⓘ						
2007 Annual Bill	\$0.00	Paid \$17,033.32	08/23/2008	Receipt #900-08-002876		Print (PDF)
Certificate #7742		Redeemed	08/23/2008	Face \$16,216.26, Rate 0.25%		
Paid \$17,033.32						
2006 ⓘ						
2006 Annual Bill	\$0.00	Paid \$19,958.62	09/11/2007	Receipt #007-07-00006646		Print (PDF)
Total Amount Due		\$0.00				

BILL	AMOUNT DUE		STATUS		ACTION	
Certificate #5500		Redeemed	09/11/2007	Face \$19,002.26, Rate 0.25%		
		Paid \$19,958.62				
2005 Annual Bill ⓘ	\$0.00	Paid \$14,107.79	02/23/2006	Receipt #007-05-00027701		Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$11,881.34	05/24/2005	Receipt #009-04-00005514		Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$10,472.33	11/24/2003	Receipt #075-03-00050253		Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$8,519.28	11/26/2002	Receipt #063-02-00000214		Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$6,985.32	11/26/2001	Receipt #070-01-00007263		Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$6,181.18	11/21/2000	Receipt #070-00-00004126		Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$5,526.43	11/29/1999	Receipt #070-99-00003193		Print (PDF)
Total Amount Due	\$0.00					

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COURTESY NOTICE OF CODE VIOLATION

APRIL 26, 2023

SANTOS, MERCEDES

VOLPE, THERESA

1745 WESLEY AVE

EVANSTON IL 60201-3518

Case Number: 2023.3600

Parcel #: 10-31-15-27837-000-0020

Legal Description: FINN SHONTZ REPLAT LOT 2

Address: 414 140TH AVE E

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.

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



Sec. 110-177. - Permitted uses.

The permitted uses in the R-1, single-family residential district are single-family residential dwellings and public education facilities of the school board.

Violation Detail:

- The ground floor level of the property has been posted unsafe for human occupancy.
- Work has been done at the ground floor without required building permits.
- The property must remain a single-family dwelling.

Corrective action:

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. If a permit cannot be obtained, the unpermitted work must be removed.

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

Follow-up date:

MAY 10, 2023

Grace Mills,

Code Compliance Officer II

City of Madeira Beach – Building Department

gmills@madeirabeachfl.gov

727.391.9951 ext. 298

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

UNSAFE

**DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)**

This structure has been inspected, found to be seriously damaged and/or is unsafe to occupy, as described below:

FEMA +
NO PERMITS

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Property Address:

414 140th AVE

Date 4-25-2023

Time 1530

This structure was inspected under emergency conditions for:

(Jurisdiction)

Inspector ID / Agency

FAD 30-1738

72-HRS/VACATE

Do Not Remove, Alter, or Cover this Placard
until Authorized by Governing Authority

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



NOTICE OF CODE VIOLATION

MAY 10, 2023

SANTOS, MERCEDES
VOLPE, THERESA
1745 WESLEY AVE
EVANSTON IL 60201-3518

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

Follow-up date:

MAY 17, 2023

Grace Mills,

Code Compliance Officer II

City of Madeira Beach – Building Department

gnills@madeirabeachfl.gov

727.391.9951 ext. 298

Certified Mail #7021 2720 0003 1476 8347

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Time 1530

FEMA +
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(Jurisdiction)

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Inspector ID / Agency
FAD BU-1738

Property Address:
414 140th AVE

72-HRS/VACATE

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City Of
Madeira Beach
FLORIDA
300 Municipal Drive
Madeira Beach, Florida 33708

7021 2720 0003 1476 8347



VOLPE, THERESA
1745 WESLEY AVE
EVANSTON IL 60201-3518

Case Number: 2023.3600

PLACE TICKET AT TOP OF MAIL PIECE

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:

Santos, Mercedes
Volpe, Theresa
1745 Wesley Ave
Evanston, IL 60201

9590 9402 7386 2028 3790 63

2. Article Number (Transfer from service label)

7021 2720 0003 1476 8347

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

B. Received by (Printed Name) ☐ Agent
☐ Addressee

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

Domestic Return Receipt

Photos and a video from an inspection completed on April 25, 2023, at 1512 by the city show that the three-story wood framed building has been completely finished out at ground level, including but not limited to: a kitchen area, laundry room, bathroom, two bedrooms, and living room area with all of the associated plumbing, electrical, and HVAC. Given the square footage, the space qualifies as an occupancy per Section 404 of the 2021 International Property Maintenance Code (adopted in the City Code). In addition, the city was contacted by a former tenant who rented this space, as its own independent living area separate from the upper floors.

Planning and Zoning Comments

This property is in the R-1 Zoning District. The Madeira Beach Code of Ordinances (Code) states *"the permitted uses in the R-1, single-family residential district are single-family residential dwellings and public education facilities of the school board"* (Sec 110-177). Separate living facilities other than a single-family residential dwelling are not allowed in R-1 Zoning District. The Code also states that *"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 six-month period"* (Sec 110-176). To bring the property, 414 140th Ave., Madeira Beach, Florida 33708, back into compliance with the Code, the building must return to its original single-family (one living unit) state as documented on the Pinellas County Property Appraiser (PCPA) website, which indicates the ground floor only contained the following: 620 square feet of Open Porch Finished (OPF), 433 square feet of Lower Area Finished (LAF), and 923 square feet of Garage Finished (GRF). The definitions below are from the PCPA online glossary.

- **OPF: Open Porch Finished** - Building sub area code found on a property record card. A covered porch that is open on 1 to 3 sides, usually supported by posts or pillars of wood, metal, or concrete block, but can also be a 4 foot or more extension of the roof line. Roof type and roof covering are compatible with Base. Other components include finished ceiling, insulated metal roof, electrical outlets, lighting (may be ceiling or horizontally mounted), finished concrete slab, ceramic tile, decorative stone or wood. The finished ceiling dimensions should be used as the open porch measurements.
- **LAF: Lower Area Finished** - Building sub area code found on a property record card. An area of lesser quality than BSF, usually found as an **improved or enhanced area within the ST-0 level e.g., finished lower area for stilt homes, enclosed** entry or foyer at the ST-0 level with a stairway or elevator leading to the ST-1 level. Overall Rule - Quality and finish is less than BSF but is better than EPF.
- **GRF: Garage Finished** - Building sub area code found on a property record card. Shares a common wall with Base; exterior walls, roof type and covering similar to Base. Usually has a finished ceiling (drywall with taped seams), finished concrete floor, electrical outlets ceiling lights, may or may not have insulation. May have cabinets or storage shelves, and electric garage door opener.
- **BSF: Base Semi Finished** - Living area of a building which can either be an addition or a conversion of an existing component; close to the same structural integrity and quality of the Base. The most common differences between BAS and BSF is often roof framing, roof cover, and exterior wall construction indicating an area of lesser quality.
- **EPF: Enclosed Porch Finished** - Functions as an extension of living area, a self-contained component (Florida or Family room) and can be either an addition or conversion, usually of lesser quality construction. May or may not have a step down from BAS, insulation, heating or cooling. Often will have a service door and/or sliding glass doors leading to or from the Base or exterior.

FEMA 50% Rule

The 50% rule is a Federal Emergency Management Agency (FEMA) regulation. The basic rule states if the cost of improvements exceeds 50% of the depreciated value of the building, it must be brought up to current floodplain management standards. In order for consideration of the work that has already occurred to remain in place, though not as a separate living unit, a third-party appraisal would be required which shows the depreciated value of the structure prior to the unpermitted, at grade renovations being constructed. The depreciated value of the structure will be compared to the value of the renovations and will be assessed at such time that information is provided to the city. The space must still become building code compliant and meet the criteria as discussed further in this letter as related to building code and life safety violations and as such there is no guarantee that any portion of the unpermitted work can remain as constructed.

Building Department Comments

1. The exterior storage shed (8'x12') was installed without a permit.
2. The exterior first floor panels, which cover openings to the garage, were installed without a permit.
3. The first floor build out was completed without any permits and exceeds the allowed 433 square footage.

The first floor includes two sleeping rooms without any secondary egress, a full kitchen, a full bathroom, and a large living space with no operating life or health safety devices. The unpermitted hot water heater does not include life and health safety devices. None of the three exterior windows were operable and missing the required screens. During the walk-thru inspection, it was noticed that multiple other life and health safety concerns were noted i.e., illegal wiring and plumbing throughout the first floor, multiple penetrations, or openings between the first and second floors that must be sealed. A washer and dryer installation within a closet with an improper dryer venting system and sewer line venting to the exterior.



300 Municipal Drive
Madeira Beach, Florida 33708
(727) 391-9951
Fax (727) 399-1131
www.madeirabeachfl.gov

SANTOS, MERCEDES
VOLPE, THERESA
1745 WELSEY AVE
EVANSTON IL 60201-3518

RE: CASE NUMBER 2023.3600

JUNE 28, 2023

Dear Mercedes and Theresa,

In the regards to the documented property violations at **414 140th Ave., Madeira Beach, Florida 33708**, the City of Madeira Beach Planning & Zoning and Building Departments offer the following:

The property was inspected by city staff on April 25, 2023, at 15:12 documenting that the three-story, wood framed building has been completely finished out at ground level, including but not limited to: a kitchen area, laundry room, bathroom, two bedrooms, and living room area with all of the associated plumbing, electrical, and HVAC. Given the square footage, the space qualifies as an occupancy per Section 404 of the 2021 International Property Maintenance Code (adopted in the City Code). In addition, the city was contacted by a former tenant who rented this space, as its own independent living area separate from the upper floors.

Planning and Zoning Comments

This property is in the R-1 Zoning District. The Maderia Beach Code of Ordinances (Code) states "*the permitted uses in the R-1, single-family residential district are single-family residential dwellings and public education facilities of the school board*" (Sec 110-177). Separate living facilities other than a single-family residential dwelling are not allowed in R-1 Zoning District. The Code also states that "*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 six-month period.*" (Sec 110-176). To bring the property, 414 140th Ave., Madeira Beach, Florida 33708, back into compliance with the Code, the building must return to its original single-family (one living unit) state as documented on the Pinellas County Property Appraiser (PCPA) website, which indicates the ground floor only contained the following: 620 square feet of Open Porch Finished (OPF), 433 square feet of Lower Area Finished (LAF), and 923 square feet of Garage Finished (GRF). The definitions below are from the PCPA online glossary.

- **OPF: Open Porch Finished-** Building sub area code found on a property record card. A covered porch that is open on 1 to 3 sides, usually supported by posts or pillars of wood, metal, or concrete block, but can also be a 4 foot or more extension of the roof line. Roof type and roof covering are compatible with Base. Other components include finished ceiling, insulated metal roof, electrical outlets, lighting (may be ceiling or horizontally mounted), finished concrete slab, ceramic tile, decorative stone or wood. The finished ceiling dimensions should be used as the open porch measurements.

- **LAF: Lower Area Finished-** Building sub area code found on a property record card. An area of lesser quality than BSF, usually found as an **improved or enhanced area within the st-0 level e.g., finished lower area for silt homers, enclosed** entry or foyer at the ST-0 level with a stairway or elevator leading to the ST-1 level. Overall Rule- Quality and finish is less than BSF but is better than EPF.
- **GRF: Garage Finished-** Building sub area code found on a property record card. Shares a common wall with Base; exterior walls, roof type and covering similar to Base. Usually has a finished ceiling (drywall with taped seams), finished concrete floor, electrical outlets ceiling lights, may or may not have insulation. May have cabinets or storage shelves, and electric door opener.
- **BSF: Base Semi Finished-** Living area of a which can either be an addition or a conversion of an existing component; close to the same structural integrity and quality of the Base. The most common differences between BAS and BSF is often roof framing, roof cover, and exterior wall construction indicating an area of lesser quality.
- **EPF: Enclosed Porch Finished-** Functions as an extension of living area, a self-contained component (Florida or Family room) and can be either an addition or conversion, usually of lesser quality construction. May or may not have a step down from BAS, insulation, heating or cooling. Often will have a service door and/or sliding glass doors leading to or from the Base or exterior.

FEMA 50% Rule

The 50% rule is a Federal Emergency Management Agency (FEMA) regulation. The basic rule states that if the cost of improvement exceeds 50% of the depreciated value of the building, it must be brought up to current floodplain management standards. In order for consideration of the work that has already occurred to remain in place, though not as a separate living unit, a third-party appraisal would be required which shows the depreciated value of the structure prior to the unpermitted, at grade renovations being constructed. The depreciated value of the structure will be compared to the value of the renovations and will be assessed at such time that information is provided to the city. The space must still become building code compliant and meet the criteria as discussed further in this letter as related to the building code and life safety violations and as such there is no guarantee that any portion of the unpermitted work can remain as constructed.

Building Department Comments

1. The exterior storage shed (8'x12') was installed without a permit.
2. The exterior first floor panels, which cover openings to the garage, were installed without a permit.
3. The first floor build out was completed without any permits and exceeds the allowed 433 square footage. The first floor includes two sleeping rooms without any secondary egress, a full kitchen, a full bathroom, and a large living space with no operating life or health safety devices. The unpermitted water heater does not include life and health safety devices. None of the three exterior windows were operable and missing the required screens. During the walk-thru inspection, it was noticed that multiple other life and health safety concerns were noted i.e., illegal wiring and plumbing throughout the first floor, multiple penetrations, or openings between the first and second floors that must be sealed. A washer and dryer installation within a closet with an improper dryer venting system and sewer line venting to the exterior.

This property has been "red tagged" as unsafe due to the violations referenced above and is scheduled to go before the Special Magistrate on July 31, 2023. At that time, the city will present information regarding the violations and you will be provided an opportunity to discuss proposed corrective actions. If you have any questions please feel free to reach out to the City of Madeira Beach Building Department at 727-391-9951 ext. 284.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robin I. Gomez".

Robin I. Gomez
Madeira Beach City Manager
727-580-8014

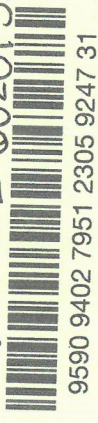
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

Santos, Mercedes
Volpe, Theresa
1745 Welsey Ave
Evanston IL 60201-3518



9590 9402 7951 2305 9247 31

2. Article Number (Transfer from service label)

7021 2720 0003 1476 8668

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

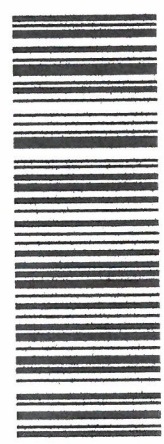
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

CERTIFIED MAIL®

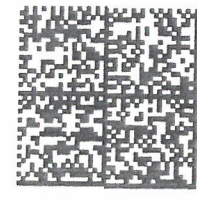


7021 2720 0003 1476 8668



300 Municipal Drive
Madeira Beach, Florida 33708

US POSTAGE
quadrant
FIRST-CLASS MAIL
IMI
\$008.10⁰
06/28/2023 ZIP 33708
043M31233717



SANTOS, MERCEDES
VOLPE, THERESA
1745 WELSEY AVE
EVANSTON IL 60201-3518

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:

Santos, Mercedes
Voipe, Theresa
1745 Wesley Ave
Evanston, IL 60201



9590 9402 7386 2028 3790 63

2. Article Number (Transfer from service label)

7021 2720 0003 1476 8347

PS Form 3811, July 2020 PSN 7530-02-000-9053

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

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

CERTIFIED MAIL


Seira Beach
FLORIDA
Municipal Drive
Beach, Florida 33708



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FIRST-CLASS MAIL

IMI

\$008.10⁰

05/10/2023 ZIP 33708
043M31233717

US POSTAGE

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5/15/23

VOLPE, THERESA
1745 WESLEY AVE
EVANSTON IL 60201-3518

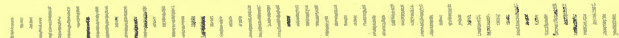
Case Number: 2023.3600

33708191600

NIXIE 601 DE 1 0006/21/23

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 33708191600 *2701-00289-11-44



PROPERTY
NO TRESPASSING

Downstairs unit only

Re-posted 5-10-2023

UNSAFE
(THIS PLACARD IS NOT A DEMOLITION ORDER)
This structure has been inspected, found to be seriously damaged and/or is unsafe to occupy as described below.
Date 4-25-2023
Time 1530
FEMA +
NO PERMITS
This structure was inspected under emergency conditions for:
(Jurisdiction)
Inspector ID / Agency
FAD B3-1738
Property Address
414 140th AVE
72-HRS/VACATE
Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority

City of
Madera Beach

514
Code Comp. II

may 10 2023
11:06 am

UNSAFE

**DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)**

This structure has been inspected, found to
be seriously damaged and/or is unsafe to
occupy, as described below:

Date

4-25-2023

Time

1530

This structure was inspected
under emergency conditions for:

(Jurisdiction)

Do not enter, except as specifically
authorized in writing by jurisdiction.
Entry may result in death or injury.

Inspector ID / Agency

FAD BU-1738

Property Address:

414 140th AVE

72-HRS/VACATE

**Do Not Remove, Alter, or Cover this Placard
until Authorized by Governing Authority**

may 10 2023
11:06 AM



SPECIAL MAGISTRATE
NOTICE OF HEARING

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

CASE #2023.3600
DATE: 07/21/2023

vs.

SANTOS, MERCEDES
VOLPE, THERESA
1745 WESLEY AVE
EVANSTON IL 60201-3518
Respondent,

RE: Property: 141 140th Ave E., Madeira Beach, FL 33708. **Parcel #:** 10-31-15-27837-000-0020

Legal Description: FINN SHONTZ REPLAT LOT 2

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **31st** day of **JULY, 2023** 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 violations:

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

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708



PH: 727-391-9951 ext. 284 FAX:727-399-1131

work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 110-117. – Permitted Uses.

The permitted uses in the R-1, single-family residential district are single-family residential dwellings and public education facilities of the school board.

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 violations 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, 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 extension 244.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131




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

Dated this 21st day of July, 2023



Grace Mills, Code Compliance Officer II

SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE

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

DATE: 07/21/2023
CASE # 2023.3600

Vs.

SANTOS, MERCEDES
VOLPE, THERESA
1745 WESLEY AVE
MADEIRA BEACH FL 33708
Respondent,

RE Property: 414 140TH Ave E. **Parcel #** 10-31-15-27837-000-0020

Legal Description: FINN SHONTZ REPLAT LOT 2

AFFIDAVIT OF SERVICE

I, Grace Mills, Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 21 day of July, 2023, I mailed a copy of the attached NOTICE OF HEARING via certified Mail, Return Receipt requested.

On the 21 day of July, 2023, I mailed a copy of the attached NOTICE OF HEARING/ via First Class Mail.

On the 21 day of July, 2023, I posted a copy of the attached NOTICE OF HEARING/ on the property located at 414 140th Ave E., Madeira Beach, Florida 33708 Parcel # 10-31-15-27837-000-0020 the City of Madeira Beach.

On the 21 day of July, 2023, 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.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



Grace Mills

Grace Mills, Code Compliance Officer II

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 21 day of JULY, 2023, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: 6/26/25

Notary Public – State of Florida

[Signature]

Print or type Name.



SPECIAL MAGISTRATE
STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE # 2023.3600

DATE: 07/21/2023

SANTOS, MERCEDES
VOLPE, THERESA
1745 WESLEY AVE
EVANSTON IL 60201-3518

Property Address: 414 140th Ave E., Madeira Beach, FL 33708.

Parcel #: 10-31-15-27837-000-0020

Legal Description: FINN SHONTZ REPLAT LOT 2

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 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.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



Sec. 110-177. – Permitted Uses.

The permitted uses in the R-1, single-family residential district are single-family residential dwellings and public education facilities of the school board.

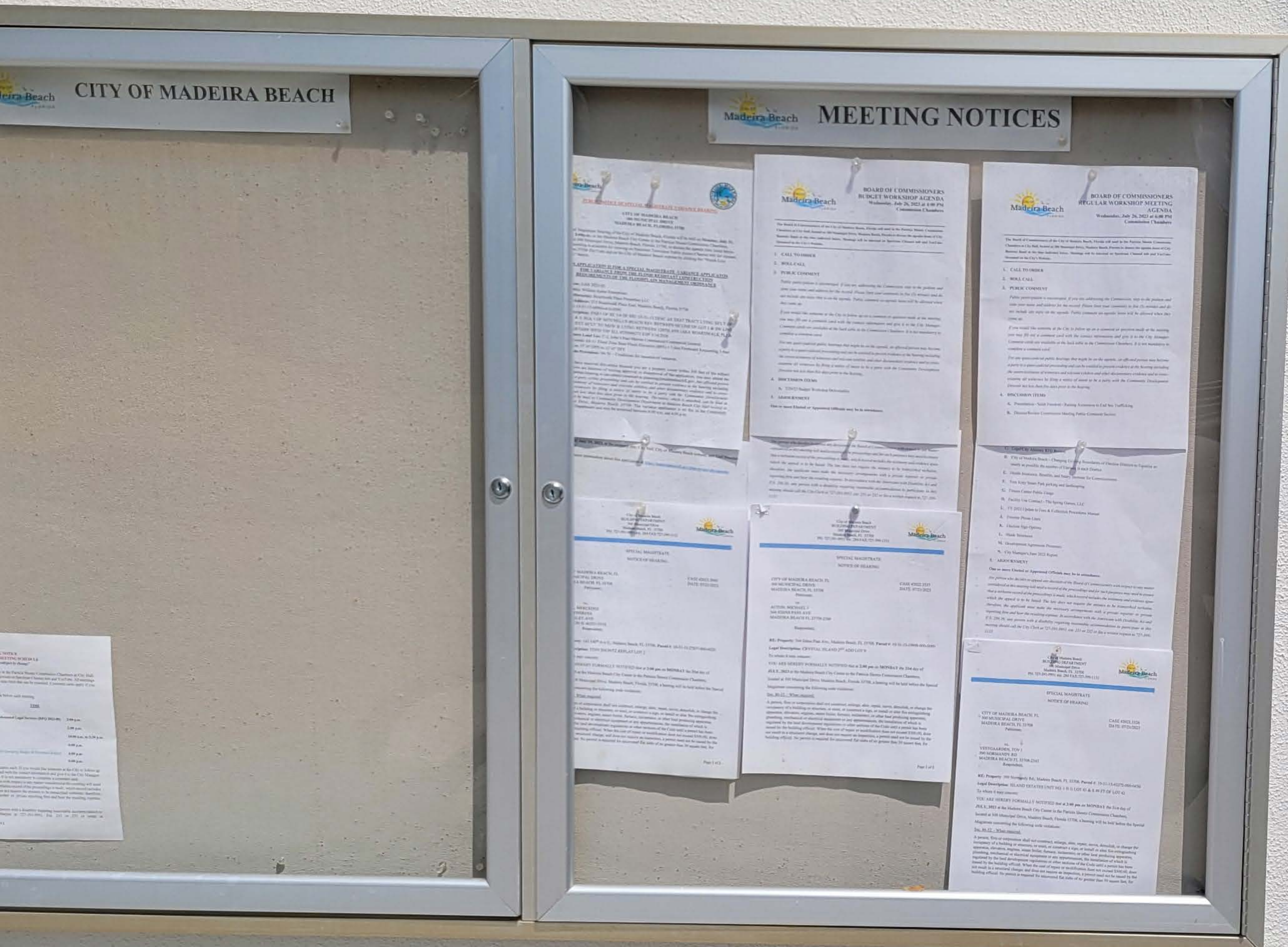
Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250 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.



Grace Mills, Code Compliance Officer II

7-21-2023



City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX: 727-399-1131



SPECIAL MAGISTRATE
NOTICE OF HEARING

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

CASE #2023.3600
DATE: 07/21/2023

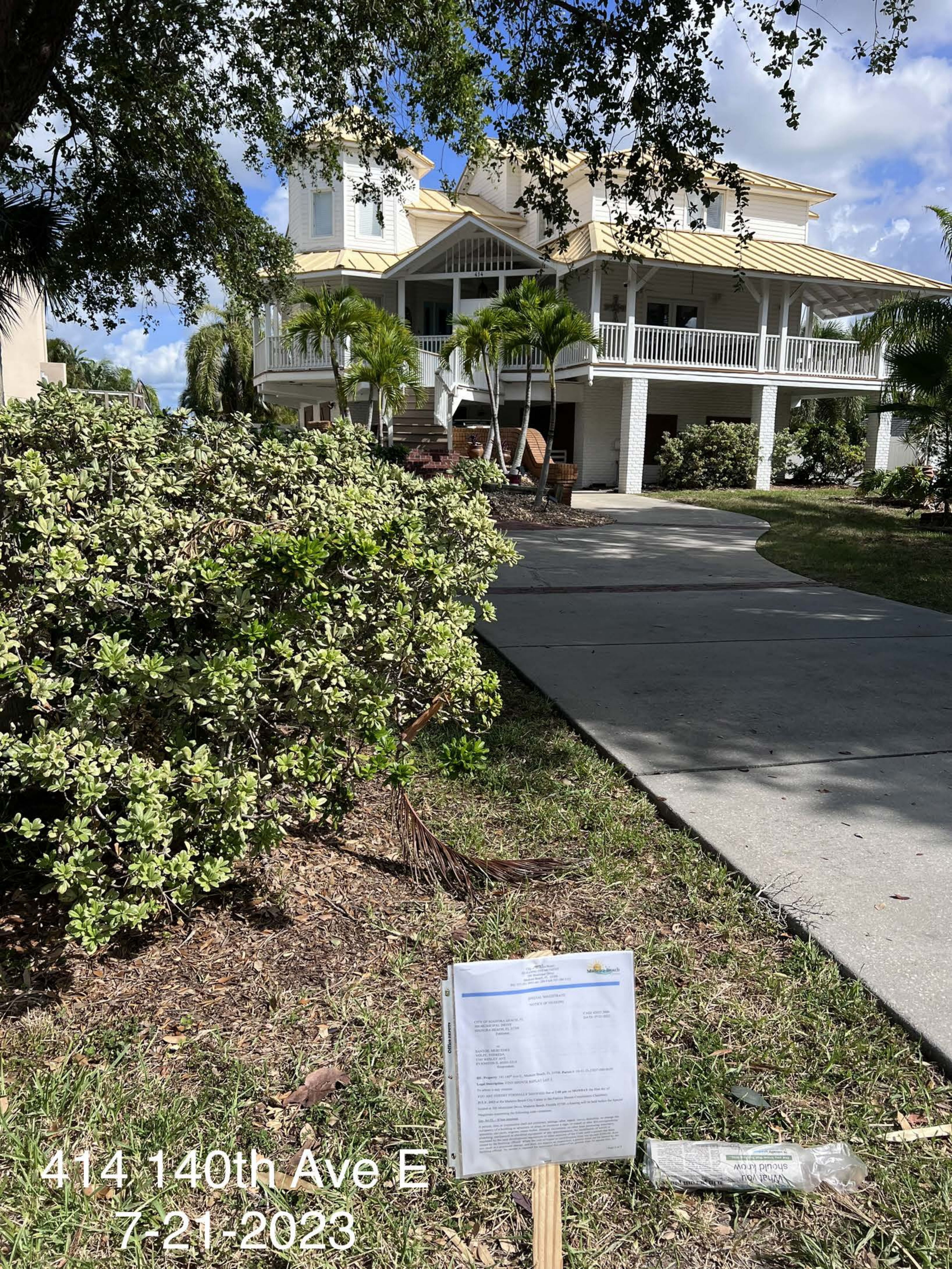
vs.
SANTOS, MERCEDES
VOLPE, THERESA
1745 WESLEY AVE
EVANSTON IL 60201-3518
Respondent,

RE: Property: 141 140th Ave E., Madeira Beach, FL 33708. Parcel #: 10-31-15-27837-000-0020
Legal Description: FINN SHONTZ REPLAT LOT 2
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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

7-21-2023



City of Manatee
140th Ave E, Suite 100
Manatee, FL 34454
Phone: 813.940.1000
Fax: 813.940.1001
www.cityofmanatee.org

**SPECIAL MAGISTRATE
NOTICE OF HEARING**

CITY OF MANATEE, FLORIDA
JANUARY 10, 2023
MANATEE COUNTY, FLORIDA
JANUARY 10, 2023

NOTICE OF HEARING
JANUARY 10, 2023
JANUARY 10, 2023
JANUARY 10, 2023

Re: Property: 141 140th Ave E, Manatee Beach, FL 34454, Parcel ID: 08-01-05-0000-0000
Legal Description: 140th AVENUE, 140th AVE

The above is a notice of hearing for the City of Manatee, Florida, to be held on January 10, 2023, at 1:00 pm, at the Manatee County Courthouse, 140th Ave E, Manatee Beach, Florida 34454. The hearing will be held before the Special Magistrate, who will hear the case and make a decision on the matter.

Any person who wishes to appear at the hearing should do so by filing a written statement with the Special Magistrate at least 10 business days before the hearing. The statement should be filed with the Special Magistrate at the Manatee County Courthouse, 140th Ave E, Manatee Beach, Florida 34454.

Any person who wishes to appear at the hearing should do so by filing a written statement with the Special Magistrate at least 10 business days before the hearing. The statement should be filed with the Special Magistrate at the Manatee County Courthouse, 140th Ave E, Manatee Beach, Florida 34454.

414 140th Ave E
7-21-2023

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD 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:

Santos, Mercedes
Volpe, Theresa
1745 Wesley Ave
Evanston IL 60201

9590 9402 7951 2305 9247 24

2. Article Number (Transfer from service label)

7022 2410 0002 9255 2810

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

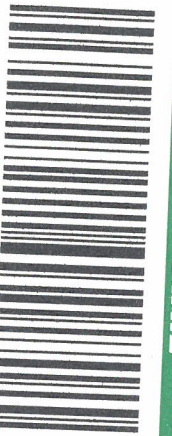
3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt



300 Municipal Drive
Madeira Beach, Florida 33708



7022 2410 0002 9255 2810



quadrant
FIRST-CLASS MAIL
IMb
\$008.53
07/21/2023 ZIP 33708
043M31233717

US POSTAGE

SANTOS, MERCEDES
VOLPE, THERESA
1745 WESLEY AVE
EVANSTON IL 60201-3518
Respondent,