



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
 (as of 13-Feb-2025)

Parcel Number

15-31-15-65322-024-0020

- Owner Name
FORTUNATO, MICHAEL DAVID
- Property Use
0110 Single Family Home
- Site Address
**13063 BOCA CIEGA AVE
 MADEIRA BEACH, FL 33708**
- Mailing Address
**13063 BOCA CIEGA AVE
 MADEIRA BEACH, FL 33708-2437**
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
1952

Living SF	Gross SF	Living Units	Buildings
648	865	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	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).
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat BK/Pg
15569/1911	\$625,900	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/66

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$535,791	\$422,239	\$422,239	\$535,791	\$422,239

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$438,160	\$383,854	\$383,854	\$438,160	\$383,854

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$530,692	\$348,958	\$348,958	\$530,692	\$348,958
2021	N	\$319,544	\$318,006	\$318,006	\$319,544	\$318,006
2020	N	\$289,096	\$289,096	\$289,096	\$289,096	\$289,096
2019	N	\$296,863	\$283,858	\$283,858	\$296,863	\$283,858

2024 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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Dec-2006	\$300,000	<u>U</u>	I	STEPHENS RUDOLPH A	FORTUNATO, MICHAEL DAVID	15569/1911

2024 Land Information

Land Area: \cong 3,659 sf | \cong 0.08 acres Frontage and/or View: Intracoastal Seawall: Yes

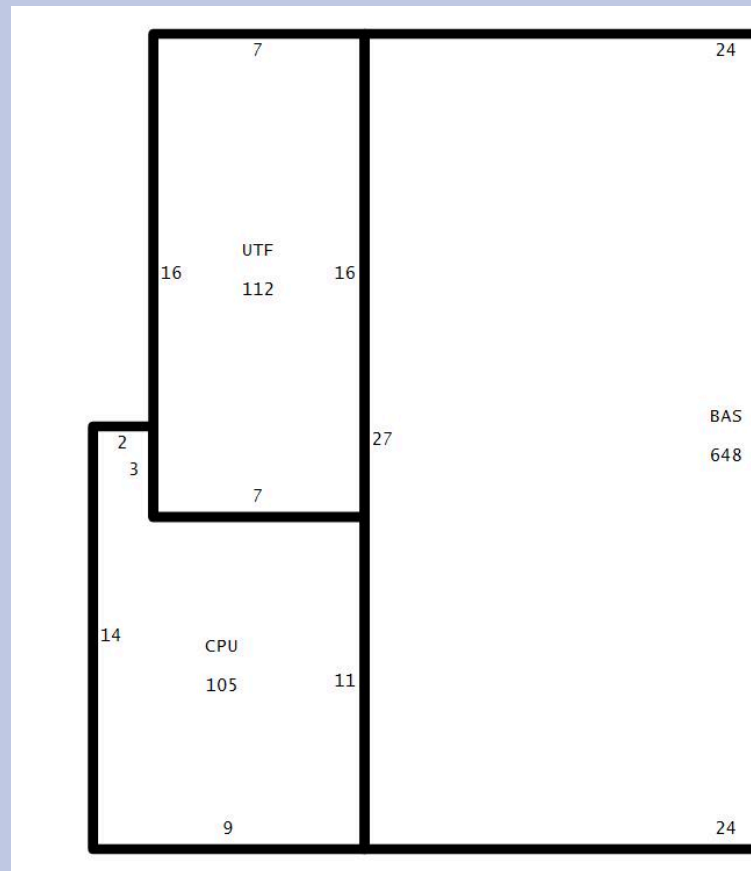
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	40x95	\$15,500	40.00	FF	1.0040	\$622,480

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation:	Piers
Floor System:	Wood
Exterior Walls:	Frame Siding
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1952
Building Type:	Single Family
Quality:	Fair
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Unit/Space/Wall/Floor
Cooling:	None
Fixtures:	3
Effective Age:	52

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	648	648
Carport Unfinished (CPU):	0	105
Utility (UTF):	0	112
Total Area SF:	648	865



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	0.00	2	\$0	\$0	1960
DOCK	\$48.00	190.0	\$9,120	\$3,648	1986

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
No Permits on Record.			



[Search](#) > Account Summary

Real Estate Account #R166420

Owner:
FORTUNATO, MICHAEL DAVID

Situs:
13063 BOCA CIEGA AVE
MADEIRA BEACH

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



[Get bills by email](#)

Amount Due

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments




BILL	AMOUNT DUE	
2024 Annual Bill	\$7,264.63	<div style="border: 1px solid #0070C0; padding: 5px; display: inline-block;">Add To Cart</div> Print (PDF)
2023 Annual Bill	\$7,480.88	<div style="border: 1px solid #0070C0; padding: 5px; display: inline-block;">Add To Cart</div> Print (PDF)
2022 Annual Bill	\$8,078.65	<div style="border: 1px solid #0070C0; padding: 5px; display: inline-block;">Add To Cart</div> Print (PDF)
Total Amount Due: \$22,824.16		<div style="border: 1px solid #D9534F; padding: 5px; display: inline-block;">Add All To Cart</div>

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$7,264.63	Unpaid	Print (PDF)
2023 ⓘ			
2023 Annual Bill	\$7,480.88	Unpaid	Print (PDF)
Certificate #3988		Issued	06/01/2024 Face \$7,076.57, Rate 7.5%
2022 ⓘ			
2022 Annual Bill	\$8,078.65	Unpaid	Print (PDF)
Certificate #3850		Issued	06/01/2023 Face \$7,334.38, Rate 5.75%
2021 ⓘ			
2021 Annual Bill	\$0.00	Paid \$6,226.78	03/16/2024 Receipt #952-23-127022 Print (PDF)
Certificate #3509		Redeemed	03/16/2024 Face \$5,924.31, Rate 0.25% Paid \$6,226.78
2020 ⓘ			
2020 Annual Bill		Paid \$5,175.76	04/30/2021 Receipt #900-20-002239
Tax Deed Application #9854		Paid off	04/16/2021 Paid \$5,175.76
2019 ⓘ			
2019 Annual Bill		Paid \$5,789.59	04/30/2021 Receipt #900-20-002239
Tax Deed Application #9854		Paid off	04/16/2021 Paid \$5,789.59
2018 ⓘ			
2018 Annual Bill	\$0.00	Paid \$5,480.71	04/30/2021 Receipt #900-20-002239
2018 TDA Fees Bill ⓘ	\$0.00	Paid \$385.00	04/30/2021 Receipt #900-20-002239
Refund		Processed \$80.00	05/26/2021

Refund		Processed \$130.00	05/12/2021		
Tax Deed Application #9854		Paid off	04/16/2021		
		Paid \$5,865.71			
2017 ⓘ					
2017 Annual Bill	\$0.00	Paid \$4,817.36	03/31/2020	Receipt #902-19-003993	 Print (PDF)
Certificate #4213		Redeemed	03/31/2020	Face \$4,582.01, Rate 0.25%	
		Paid \$4,817.36			
2016 ⓘ					
2016 Annual Bill	\$0.00	Paid \$4,559.42	03/22/2019	Receipt #223-18-001882	 Print (PDF)
Certificate #4464		Redeemed	03/22/2019	Face \$4,336.35, Rate 0.25%	
		Paid \$4,559.42			
2015 ⓘ					
2015 Annual Bill	\$0.00	Paid \$4,217.77	03/28/2018	Receipt #228-17-003768	 Print (PDF)
Certificate #4616		Redeemed	03/28/2018	Face \$4,010.97, Rate 0.25%	
		Paid \$4,217.77			
2014 ⓘ					
2014 Annual Bill	\$0.00	Paid \$3,748.18	03/27/2017	Receipt #431-16-003915	 Print (PDF)
Certificate #4996		Redeemed	03/27/2017	Face \$3,563.74, Rate 0.25%	
		Paid \$3,748.18			
2013 ⓘ					
2013 Annual Bill	\$0.00	Paid \$3,322.92	03/29/2016	Receipt #239-15-003666	 Print (PDF)
Certificate #4856		Redeemed	03/29/2016	Face \$3,158.73, Rate 0.25%	
		Paid \$3,322.92			
2012 ⓘ					
2012 Annual Bill	\$0.00	Paid \$1,916.86	03/25/2015	Receipt #202-14-003279	 Print (PDF)
Certificate #4907		Redeemed	03/25/2015	Face \$1,819.63, Rate 0.25%	
		Paid \$1,916.86			
2011 ⓘ					
2011 Annual Bill	\$0.00	Paid \$1,820.00	03/20/2014	Receipt #219-13-002455	 Print (PDF)
Certificate #5812		Redeemed	03/20/2014	Face \$1,727.38, Rate 0.25%	
		Paid \$1,820.00			
2010 ⓘ					
2010 Annual Bill	\$0.00	Paid \$2,659.22	03/27/2013	Receipt #228-12-004204	 Print (PDF)
Certificate #6245		Redeemed	03/27/2013	Face \$2,526.64, Rate 0.25%	
		Paid \$2,659.22			
2009 ⓘ					
2009 Annual Bill	\$0.00	Paid \$3,274.80	03/28/2012	Receipt #229-11-003663	 Print (PDF)
Certificate #7229		Redeemed	03/28/2012	Face \$3,112.90, Rate 0.25%	
		Paid \$3,274.80			
2008 ⓘ					
2008 Annual Bill	\$0.00	Paid \$4,578.72	03/30/2011	Receipt #202-10-001201	 Print (PDF)
Certificate #8115		Redeemed	03/30/2011	Face \$3,987.62, Rate 8%	
		Paid \$4,578.72			
2007 ⓘ					
2007 Annual Bill	\$0.00	Paid \$5,566.13	03/26/2010	Receipt #201-09-003484	 Print (PDF)
Certificate #7923		Redeemed	03/26/2010	Face \$5,295.12, Rate 0.25%	
		Paid \$5,566.13			
2006 Annual Bill ⓘ	\$0.00	Paid \$5,936.97	11/30/2006	Receipt #055-06-00137555	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$4,735.12	11/15/2005	Receipt #055-05-00053265	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$4,139.88	11/19/2004	Receipt #055-04-00075673	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$3,418.27	11/18/2003	Receipt #055-03-00039147	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$2,650.91	11/20/2002	Receipt #012-02-00006670	 Print (PDF)

2001 Annual Bill ⓘ	\$0.00	Paid \$2,240.40	11/30/2001	Receipt #055-01-00102164	 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$1,948.87	11/21/2000	Receipt #003-00-00006414	 Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$1,614.86	11/30/1999	Receipt #055-99-00121375	 Print (PDF)
Total Amount Due	\$22,824.16				

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

June 11, 2024

FORTUNATO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437
Case Number: CE-24-53

RE Property: 13063 Boca Ciega Ave **Parcel #**15-31-15-65322-024-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

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. 14-164. - Structures upon docks, seawall, cap, jetties and groins

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

Sec. 14-186. - Application.

(a)Before the erection, construction, repair, razing, or alteration of any seawall, bulkhead, groin, dock, jetty or any part thereof, there shall first be submitted to the city manager or his designated representative an application in such form as may be prescribed by the city, containing a detailed statement of the specifications and plans for such structure, together with plot plan showing the location of such contemplated structure, alteration or repair in conjunction with adjoining lands, waters and channels, and such other plans and structural drawings as may be reasonable required by the city manager or his designated representative. When additional permits are required, the city

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.

manager or his designated representative will direct the contractor to get such permits from other governmental agencies.

Violation Detail(s):

Damaged dock on property, and additional floating docks.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain building permit(s) to bring the dock and property back into compliance. For additional floating docks, please submit proper permitting documentation if priorly permitted, or apply for and obtain proper permitting for each floating dock structure. If a permit cannot be obtained, the structures must be removed.

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

Follow up date:
June 25, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727.391.9951 ext. 298

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, 2024

FORTUNATO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437
Case Number: CE-24-53

RE Property: 13063 Boca Ciega Ave **Parcel #**15-31-15-65322-024-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

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

Follow up date:
July 9, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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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CERTIFIED MAIL®



7019 2970 0000 5515 2823



Municipal Drive
Madeira Beach, Florida 33708

June 25, 2024

FORTUNATO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437
Case Number: CF-24-53

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:

Fortunato, michael david
13063 Boca ciega ave
Madera Beach FL 33708



9590 9402 7951 2305 9234 06

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2823

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

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

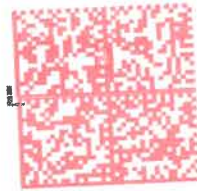
CERTIFIED MAIL®



7019 2970 0000 5515 2823

TAMPA FL 335

25 JUN 2024 PM 7 L



quadiant

FIRST-CLASS MAIL
IMI

\$008.69⁰

06/25/2024 ZIP 33708
043M31233717

US POSTAGE

municipal Drive
Mach, Florida 33708

UN 6-27

June 25, 2024

FORTUNATO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437
Case Number: CE-24-52

NIXIE 339 DE 1 0007/18/24
RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 33708191600 *2901-00314-25-41

RE
33708191600

Vertical text on the right edge of the yellow label.

CERTIFIED MAIL



7019 2970 0000 5515 2755

municipal Drive
Madeira Beach, Florida 33708

July 23, 2024

FORTUNATO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437
Case Number: CE-24-53

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.
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1. Article Addressed to:

Fortunato, Michael David
 13063 Boca Ciega ave
 Madeira Beach FL 33708
 ce-24-53



9590 9402 7951 2305 9236 97

Article Number (Transfer from service label)

7019 2970 0000 5515 2755

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
- 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

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

February 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-53

FORTUNATO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13063 Boca Ciega Ave **Parcel #15-31-15-65322-024-0020**

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 14 day of February, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 14 day of February, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 14 day of February, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 13063 Boca Ciega Ave, Parcel # 15-31-15-65322-024-0020 the City of Madeira Beach.

On the 14 day of February ,2025, 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.

Grace Mills
Grace Mills, Code Compliance Officer
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 14 day of February, 2025, by Grace Mills, 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



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

February 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-53

FORTUNADO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH FL, 33708-2437

Respondents.

RE Property: 13063 BOCA CIEGA AVE

Parcel # 15-31-15-65322-024-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **24th** day of February, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-164. - Structures upon docks, seawall, cap, jetties and groins

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

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manager or his designated representative will direct the contractor to get such permits from other governmental agencies.

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.

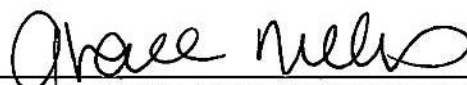
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 14 day of February, 2025.



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

February 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-53

FORTUNADO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

Respondents.

RE Property: 13063 BOCA CIEGA AVE

Parcel # 15-31-15-65322-024-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

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. 14-164. - Structures upon docks, seawall, cap, jetties and groins

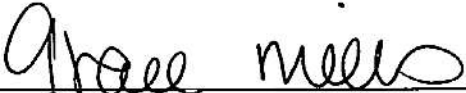
(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

Sec. 14-186. - Application.

(a)Before the erection, construction, repair, razing, or alteration of any seawall, bulkhead, groin, dock, jetty or any part thereof, there shall first be submitted to the city manager or his designated representative an application in such form as may be prescribed by the city, containing a detailed statement of the specifications and plans for such structure, together with plot plan showing the location of such contemplated structure, alteration or repair in conjunction with adjoining lands, waters and channels, and such other plans and structural drawings as may be reasonable required by the city manager or his designated representative. When additional permits are required, the city manager or his designated representative will direct the contractor to get such permits from other governmental agencies.

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.



Grace Mills, Code Compliance Officer
City of Madeira Beach



Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL



9589 0710 5270 2237 2054 84

FORTUNADO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH FL, 33708-2437

Respondents.

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:

Fortunado, Michael David
 13063 Boca Ciega Ave.
 Madeira Beach FL 33708



9590 9402 7951 2305 9227 37

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2054 84

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
- 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



2/7/2025



Feb 14, 2025 9:22:58 AM
45° NE
13063 Boca Ciega Avenue
Madeira Beach
Pinellas County
Florida

juju
Index number: 711



2/14/2025