



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

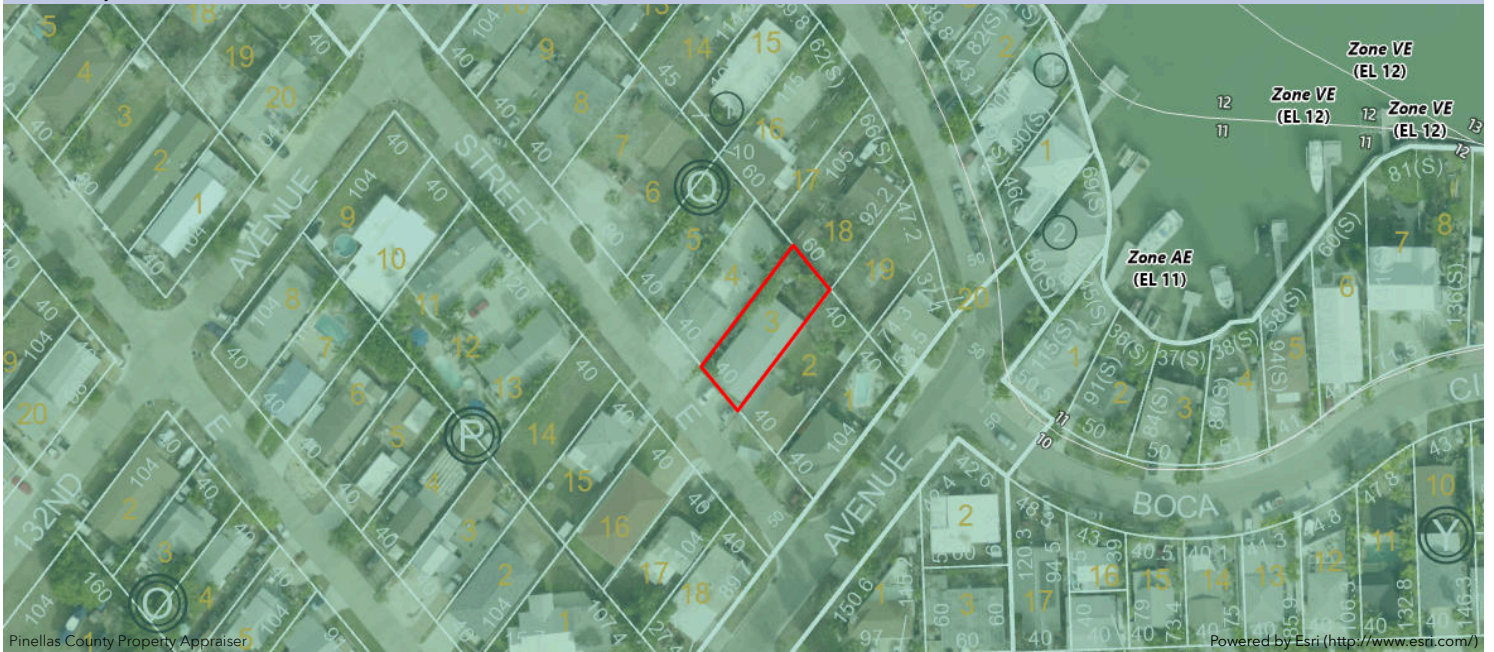
Parcel Summary
(as of 13-Feb-2025)

Parcel Number
15-31-15-65304-017-0030

- Owner Name
KEL PROPERTIES LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**13119 4TH ST E
MADEIRA BEACH, FL 33708**
- Mailing Address
**2288 EDYTHE DR
DUNEDIN, FL 34698-2522**
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1945

Heated SF	Gross SF	Living Units	Buildings
1,273	1,833	4	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
20523/2146	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	20/69

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$500,000	\$323,433	\$323,433	\$500,000	\$323,433

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$440,000	\$294,030	\$294,030	\$440,000	\$294,030
2022	N	\$360,000	\$267,300	\$267,300	\$360,000	\$267,300
2021	N	\$243,000	\$243,000	\$243,000	\$243,000	\$243,000
2020	N	\$232,314	\$232,314	\$232,314	\$232,314	\$232,314
2019	N	\$203,739	\$177,454	\$177,454	\$203,739	\$177,454

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
30-Apr-2019	\$60,000	U	I	ST LOUIS PHILIP T	KEL PROPERTIES LLC	20523/2146
25-Nov-2013	\$130,000	Q	I	WYCKOFF MICHAEL A	ST LOUIS PHILIP T	18245/1081
04-Dec-2006	\$100	U	I	WYCKOFF MICHAEL A	WYCKOFF, MICHAELA	15510/2291
21-Jul-2004	\$255,000	Q	I	BRIDGE ROBERT E	WYCKOFF, MICHAELA	13718/0331
01-Nov-2001	\$128,000	Q	I	DICKINSON JOHN M	BRIDGE, ROBERT E	11655/1889

2024 Land Information

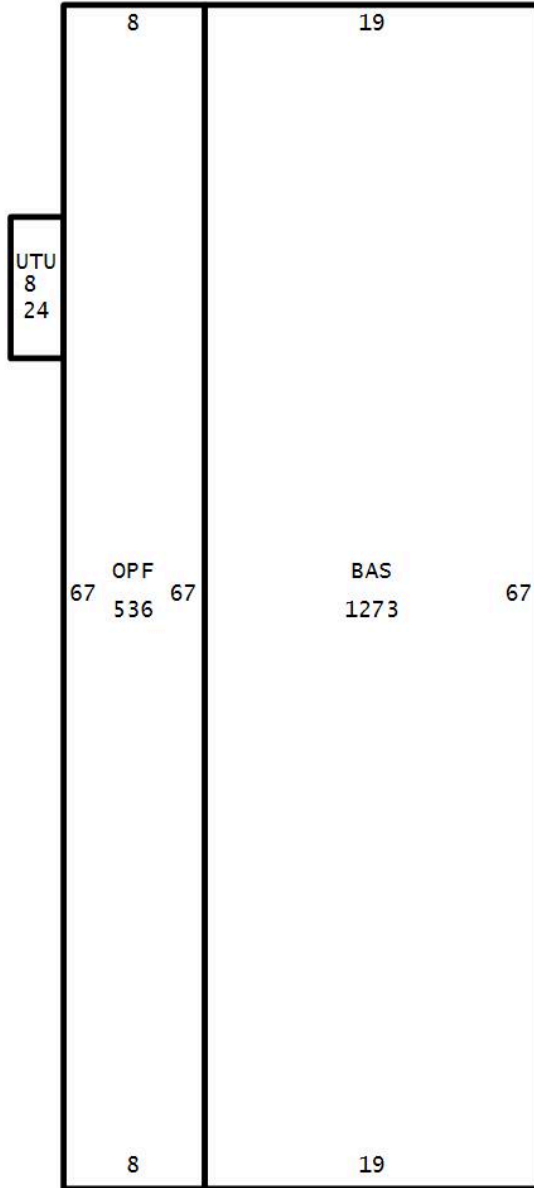
Land Area: \cong 4,060 sf | \cong 0.09 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x104	\$7,500	40.00	FF	1.1845	\$355,350

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Piers	Base (BAS):	1,273	1,273
Floor System:	Wood	Open Porch (OPF):	0	536
Exterior Walls:	Frame/Reclad Alum/Viny	Utility Unfinished (UTU):	0	24
Unit Stories:	1	Total Area SF:	1,273	1,833
Living Units:	4			
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1945			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Unit/Space/Wall/Floor			
Cooling:	None			
Fixtures:	12			
Effective Age:	33			

2024 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$14.00	175.0	\$2,450	\$980	1998

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
20230115	ADDITION/REMODEL/RENOVATION	02/08/2023	\$1,000
BR20210578	ADDITION/REMODEL/RENOVATION	06/16/2021	\$63,622
P2690	PLUMBING	06/08/2018	\$500
1441	ROOF	03/21/2017	\$6,862



[Search](#) > Account Summary

Real Estate Account #R166391

Owner:
KEL PROPERTIES LLC

Situs:
13119 4TH ST E
MADEIRA BEACH

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



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/14/2024** for **\$5,896.74**.

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

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$5,896.74 11/14/2024	Receipt #1665-24-030129 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$5,444.36 12/28/2023	Receipt #1665-23-094395 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$4,702.38 11/28/2022	Receipt #0-22-147681 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$3,992.97 11/22/2021	Receipt #0-21-126840 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$3,876.50 11/30/2020	Receipt #0-20-116999 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$3,156.21 11/22/2019	Receipt #0-19-072031 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$2,869.16 12/28/2018	Receipt #755-18-111913 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$2,569.83 11/17/2017	Receipt #755-17-048816 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$2,479.13 03/13/2017	Receipt #755-16-142677 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$2,154.55 11/30/2015	Receipt #755-15-097506 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$1,933.98 12/31/2014	Receipt #755-14-112804 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$1,736.22 12/01/2013	Receipt #907-13-005976 Print (PDF)
2012 ⓘ			
2012 Annual Bill	\$0.00	Paid \$1,942.20 12/01/2013	Receipt #907-13-005976 Print (PDF)
Certificate #4905		Redeemed 12/04/2013	Face \$1,843.76, Rate 0.25%
		Paid \$1,942.20	
2011 ⓘ			
2011 Annual Bill	\$0.00	Paid \$2,125.61 04/26/2013	Receipt #903-12-000580 Print (PDF)
Certificate #5810		Redeemed 04/26/2013	Face \$2,018.44, Rate 0.25%
		Paid \$2,125.61	
2010 Annual Bill ⓘ	\$0.00	Paid \$2,095.23 05/16/2011	Receipt #755-10-158483 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$2,567.56 04/09/2010	Receipt #735-09-000838 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$3,180.56 03/11/2009	Receipt #901-08-006537 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$3,737.10 12/03/2007	Receipt #052-07-00003768 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$4,353.58 03/29/2007	Receipt #052-06-00008444 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$3,758.13 03/23/2006	Receipt #052-05-00004909 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$2,927.55 02/25/2005	Receipt #052-04-00002141 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$2,428.23 11/18/2003	Receipt #064-03-00006241 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$2,228.35 11/22/2002	Receipt #064-02-00005045 Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$1,677.93 11/21/2001	Receipt #055-01-00077157 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$2,064.17 11/21/2000	Receipt #004-00-00000416 Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$1,897.51 11/20/1999	Receipt #011-99-00005961 Print (PDF)

Total Amount Due

\$0.00



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
KEL PROPERTIES, LLC

Filing Information

Document Number	L22000447305
FEI/EIN Number	27-0103463
Date Filed	10/11/2022
Effective Date	04/15/2004
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/22/2024
Event Effective Date	NONE

Principal Address

2288 EDYTHE DRIVE
DUNEDIN, FL 34698

Mailing Address

P.O. BOX 2226
PALM HARBOR, FL 34682

Registered Agent Name & Address

ST. LOUIS, KESI, ESQ
2288 EDYTHE DRIVE
DUNEDIN, FL 34698

Authorized Person(s) Detail

Name & Address

Title AMBR

ST. LOUIS, KESI
2288 EDYTHE DRIVE
DUNEDIN, FL 34698

Title AMBR

ST. LOUIS, PHILIP

P.O. BOX 2226
PALM HARBOR, FL 34682

Annual Reports

Report Year	Filed Date
2023	02/18/2023
2024	02/13/2024
2025	02/03/2025

Document Images

02/03/2025 -- ANNUAL REPORT	View image in PDF format
02/13/2024 -- ANNUAL REPORT	View image in PDF format
01/22/2024 -- LC Amendment	View image in PDF format
12/08/2023 -- LC Amendment	View image in PDF format
02/18/2023 -- ANNUAL REPORT	View image in PDF format
10/11/2022 -- Florida Limited Liability	View image in PDF format

City of Madeira Beach
Code Compliance Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 298



JUL 26 '14 1:58 PM

BUILDING DEPT

CODE COMPLAINT FORM

FOR OFFICE USE:

DATE: _____	RECEIVED BY: _____
TIME: _____	

Thank you for your concern and contacting Madeira Beach Code Compliance/Enforcement.
Please fill out the following form and email it code@madeirabeachfl.gov

Complainant Name: ANDREW ANDERSON 727-307-3971

Complainant Address: 13119 4th ST EAST 33708

Nature of Complaint: MIKE LIVING IN TOOL SHED

- Junk/litter Building Zoning Environmental Landscape Rental

Property Address: 13119 4th ST EAST MADEIRA BEACH

Parcel (if no address): NO ADDRESS

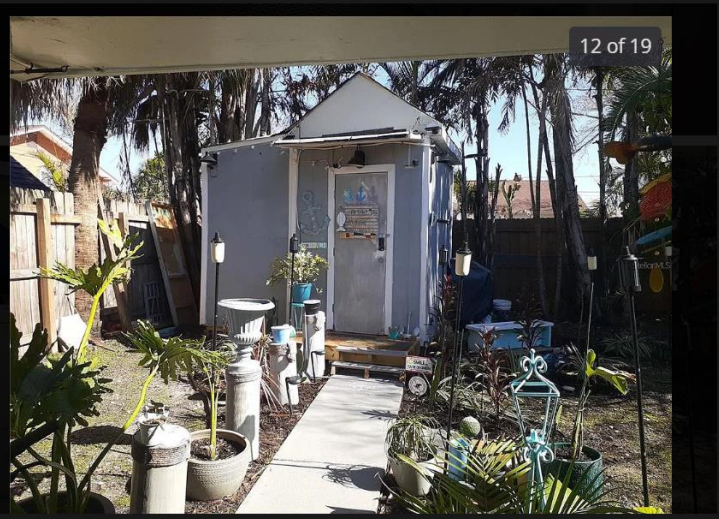
Property Owner (if known): PAUL

Please describe the issue: MIKE LIVING IN TOOL SHED

Pursuant to Subsection (4) of section 125.69, Florida Statutes, (b) A person designated as a code inspector may not initiate an investigation of a potential violation of a duly enacted code or ordinance by way of an **anonymous complaint**. A person who reports a potential violation of a code or an ordinance **must** provide his or her name and address to the governing body of the respective board of county commissioners before an investigation occurs. This paragraph does not apply if the person designated as a code inspector has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.

Photos listing

Take a tour Save Home Share



\$779,000
2 bd 4 ba 1,273 sqft
13119 4th St E
Madeira Beach, FL 33708

Request a tour
as early as tomorrow at 3:00 pm

For Sale: \$779,000 (2 beds, 4 baths, 1,273 Square Feet)



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

August 1, 2024

KEL PROPERTIES LLC
2288 EDYTHE DR
DUNEDIN, FL 34698-2522
Case Number: CE-24-76

RE Property: 13119 4TH ST E **Parcel #**15-31-15-65304-017-0030

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

Due to a recent complaint , it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



Violation Detail(s):

Unpermitted accessory structure located on property.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. If a permit cannot be obtained, the structure must be removed.

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

Follow up date:
August 15, 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.



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.



8/1/2024

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.



Photo via Zillow Listing

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.



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

August 19, 2024

KEL PROPERTIES LLC
2288 EDYTHE DR
DUNEDIN, FL 34698-2522
Case Number: CE-24-76

RE Property: 13119 4TH ST E **Parcel #**15-31-15-65304-017-0030

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3

NOTICE OF CODE VIOLATION

To whom it may concern:

Due to a recent complaint, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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Violation Detail(s):

Unpermitted accessory structure located on property.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. If a permit cannot be obtained, the structure must be removed.

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

Follow up date:
September 2, 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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8/1/2024

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Photo via Zillow Listing

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.

CERTIFIED MAIL



7019 1120 0000 4383 0463

municipal Drive
Dunedin, Florida 33708

KEL PROPERTIES LLC
2288 EDYTHE DR
DUNEDIN, FL 34698-2522
Case Number: CE-24-76

PLACE STICKER AT TOP OF ENVELOPE FOLD AT DOTTED LINE
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:

Kei Properties LLC
 2288 E dythe Dr
 Dunedin FL 34698
 Ce-24-76



9590 9402 7951 2305 9236 42

2. Article Number (Transfer from service label)

7019 1120 0000 4383 0463

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?
 if YES, enter delivery address below: Yes
 No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - 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-24-76

KEL PROPERTIES
2288 Edythe Dr
Dunedin, FL 34698-2522

Respondents.

RE Property: 13119 4th St E **Parcel #15-31-15-65304-017-0030**

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



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.
KEL PROPERTIES LLC
2288 Edythe Dr
Dunedin, FL 34698-2522

CASE NO. CE-24-76

Respondents.

RE Property: 13119 4th St E **Parcel # 15-31-15-65304-017-0030**

Legal Description: PAGE'S REPLAT OF MITCHEL'S BEACH BLK Q, LOT 3

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. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of 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-24-76

KEL PROPERTIES LLC
2288 Edythe Dr
Dunedin, FL 34698

Respondents.

RE Property: 13119 4th St E **Parcel #15-31-15-65304-017-0030**

Legal Description: PAGES REPLAT OF MITCHELLS BEACH BLK Q, LOT 3

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 13119 4th St E, Parcel # 15-31-15-65304-017-0030 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





9589 0710 5270 2237 2054 60

Municipal Drive
Orange Beach, Florida 33708

vs.
KEL PROPERTIES LLC
2288 Edythe Dr
Dunedin, FL 34698-2522

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:

Kei Properties
2288 Edythe Dr
Dunedin, FL 34698



9590 9402 7951 2305 9227 51

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2054 60

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

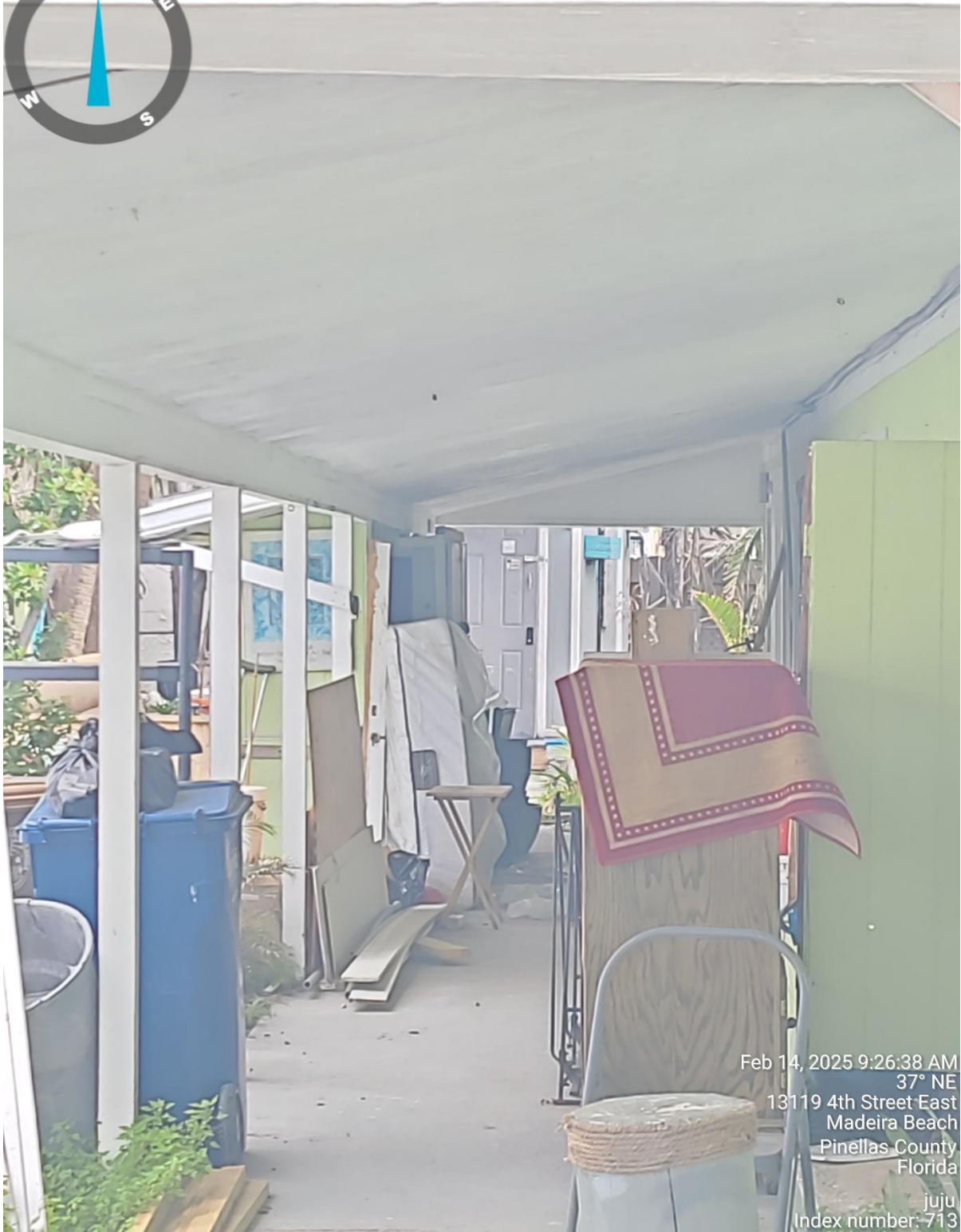
3. Service Type

- 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



Feb 14, 2025 9:26:34 AM
56° NE
13119 4th Street East
Madeira Beach
Pinellas County
Florida
juju
Index number: 712



Feb 14, 2025 9:26:38 AM
37° NE
13119 4th Street East
Madeira Beach
Pinellas County
Florida
juju
Index number: 713



2/14/2025