



**SPECIAL MAGISTRATE-  
VARIANCE/SPECIAL EXCEPTION  
USE/CODE ENFORCEMENT  
HEARING AGENDA**  
Monday, April 06, 2026 at 12:00 PM  
Commission Chambers, 300 Municipal Drive,  
Madeira Beach, FL 33708

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This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

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**1. CALL TO ORDER**

**2. PUBLIC COMMENT**

*Public participation is encouraged. If you are addressing the Special Magistrate, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.*

*Public comment on agenda items will be allowed when they come up.*

*For any quasi-judicial hearings that might be on the agenda, an affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director, not less than five days prior to the hearing.*

**3. SPECIAL MAGISTRATE STATEMENT**

**4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES**

**5. NEW BUSINESS**

**A.** AD 2026-01

**B.** CE-25-137: 913 Bay Point Dr.

**C.** CE-26-27: 13313 2nd St. E

**D.** CE-25-157: 13414 Gulf Blvd

**E.** CE-25-167: 515 129th Ave. E

## 6. OLD BUSINESS

A. CE-25-178: 575 Normandy Rd. (Request for Additional Time)

## 7. ADJOURNMENT

**One or more Elected or Appointed Officials may be in attendance.**

*Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes 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. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Marci Forbes, Community Development Director at 727-391-9951, ext. 244 or email a written request to [mforbes@madeirabeachfl.gov](mailto:mforbes@madeirabeachfl.gov).*



**SPECIAL MAGISTRATE – ADMINISTRATIVE APPEAL**

**AD 2026-01**

**Staff Report and Recommendation**  
Special Magistrate Meeting – April 6, 2026

**Application:** AD 2026-01  
**Applicant:** Samantha Alspaugh  
**Property Owner(s):** Samantha Alspaugh  
**Property Address:** 100 B St Madeira Beach, Florida 33708  
**Parcel ID:** 10-31-15-34452-231-0010  
**Legal Description:** GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 1  
**Zoning/Future Land Use:** Single-Family Residential (R-1), Residential Urban

**Request:** Appealing the City’s determination that the nonconforming fourplex may not be rebuilt.

**Specific Code Provisions:**

Sec. 110-93. – Intent concerning nonconforming property, structures and uses.

(2) *Nonconforming uses.* Nonconforming uses of land shall be brought into conformance as soon as reasonably possible, but may continue provided:

- a. There shall be no replacement, enlargement, increase in activity or alterations to any nonconforming use, permanent structure or both.
- b. No such nonconforming use shall be relocated or moved to any portion of the lot other than that occupied at the time that the nonconforming status was created.
- c. When a nonconforming use is changed, modified or diversified to meet requirements of a conforming use, the building or structure in which the use is located shall conform to the development standards and regulations as set forth in this Code.
- d. If any nonconforming use, or any portion thereof, ceases for any reason for more than one year (365 days), the grandfather status of the nonconforming use shall terminate and all subsequent uses shall conform to the regulations of the district in which such use is located.

(3) *Nonconforming structures.* Where a lawful structure exists at the time of the passage or amendment of the land development regulations which could no longer be built under the terms of the land development regulations by reason of restrictions on area, lot coverage, height, or other characteristics of the structure or location on lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- b. A nonconforming structure or portion thereof, if damaged by fire, natural elements or force to an amount equal to or greater than 50 percent of its current fair market value as of the day immediately preceding such damage, may only be reconstructed in accordance with the provisions of article V of this chapter regarding district

regulations for the district in which it is located and the floodplain management regulations established in [chapter 94](#) of this Code or as otherwise provided in this article.

Sec. 110-95(c) Local business tax receipt required. Failure to have a current required local business tax receipt, where applicable, in force at the time of declared disaster will prevent this section from applying to that property.

Sec. 110-96(b)(6) *Occupational license required*. Failure to have a current required occupational license in force at the time of declared disaster will prevent this section from applying to that property.

**I. Background**

100 B Street, located in the R-1 zoning district, had a legally nonconforming fourplex that was assessed to be substantially damaged from the 2024 hurricanes, with September 26<sup>th</sup>, 2024, as the declared date of disaster. On January 7<sup>th</sup>, 2025, the city responded to an email inquiry sent by the applicant's contractor, wherein they were informed of the structure's nonconforming status and were provided information applicable to their requirements for rebuilding the fourplex (attachment 8). The email included the code section, currently being appealed, which outlined the occupational license /business tax receipt (BTR) requirement. At the time of correspondence, the city had not reviewed the properties BTR status nor did the applicant/contractor provide the BTR status. The structure was issued a demolition permit on March 5<sup>th</sup>, 2025, and demolished thereafter. On May 20<sup>th</sup>, 2025, the city met with the developer for a pre-application meeting. The meeting was focused on the specific development standards for the building, and did not address the presence and/or status of their BTR. In December, 2025 the developer submitted a building permit application to rebuild the fourplex, and it was during this review process it was discovered the property did not have a BTR in effect at the time of the disaster , resulting in the permit denial issued on February 5<sup>th</sup>, 2026 (attachment 9). On March 3<sup>rd</sup>, 2026, the applicant submitted this administrative appeal to be heard by the special magistrate, challenging the city’s permit denial.

**II. Staff Findings:**

The pre-existing fourplex at 100 B Street was constructed in 1948, before the property was mapped into the R-1 single-family residential zoning district. Based on Pinellas County Property Appraiser’s website, the parcel is 10,520 square feet, which equates to approximately 16.6 units per acre with a fourplex, which not only violates the

zoning district’s permitted use regulations (attachments 2 and 4) but is also in violation of the current density requirements of the city’s comprehensive plan of 7.5 units per acre by more than double.

Chapter 110, Article III of the city’s land development regulations includes all of the regulations for nonconformities. This article was recently amended through ORD 2026-02, which was adopted on March 4<sup>th</sup>, 2026, however, none of the adopted changes impact this application. The full article, including the newly adopted changes, has been included as attachment 5 for the Special Magistrates' review. While there are sections of the code that allow legally nonconforming uses to be retained or even rebuilt;, none of the provisions apply if the property was operating without the legally required occupational license or business tax receipt. It is important to note that Sec. 110-96 states an occupational license is required because before 2007, a business tax receipt was referred to as an occupational license under city code (see attachment 11). As provided in attachments 6, 7, and 10, as well as confirmation with the Public Works Department that one of the units had the garbage and utilities under a different name, it is the city’s position that a business tax license was required at the time of the disaster and that the property was being rented out illegally without one. In her application supplied with this appeal, the property owner acknowledges that a business tax license would have been required to retain the fourplex under the provisions of Sec. 110-96, but that it may be retained under Sec. 110-93 due to contradiction. Sec. 110-93, is however, very explicit that nonconforming structures and uses are lost if damaged in excess of 50% of the structure's value. If Sec. 110-93 had already allowed for the nonconforming use to be rebuilt, there would have been no need for the city commission to add sections 110-95 or 110-96. In fact, the clause highlighted from ORD 1994-824 in attachment 12, which is the ordinance that added the current Sec. 110-96 to the code explicitly states that, before this section of the code was added, structures damaged in excess of 50 percent of their fair market value would only be able to be rebuilt in full compliance with the zoning district regulations.

City staff acknowledges the applicant has been working in good faith to rebuild the fourplex and recognize the requirement was not identified during earlier meetings. Staff also recognizes the loss of three of four dwelling units is a significant consequence for not having a business tax receipt, and that the property owner may not have been aware that a business tax receipt was required to rent the units. However, in consideration of the various

factors, , staff were unable to identify a code compliant basis to permit reconstruction of the fourplex. While staff will be working on ordinance updates including a comprehensive update to Chapter 110, Article III – Nonconformities, it is still very preliminary with all of the changes yet to be fully discussed nor reviewed and approved by Forward Pinellas, the Local Planning Commission, and the City Board of Commissioners.

Submitted by: **Joseph Petraglia, CFM**  
Planner II  
Community Development Department

**Attachments: 1) Application and Support Materials**

- 2) Zoning map
- 3) Sec. 110-157 of Chapter 110, Article V, Division 1
- 4) Sec. 110-177 – R-1 Permitted Uses
- 5) Chapter 110, Article III – Nonconformances as recently amended through ORD 2026-02
- 6) Chapter 14, Article III, Division 4
- 7) Sec. 62-33
- 8) Initial email exchange between the city and the contractor
- 9) 2025-4539-BCOM Plan Review Letter sent 2.5.26
- 10) Applicant’s email response to plan review letter
- 11) Pages from ORD 2007-1111
- 12) ORD 1994-824
- 13) Public Notice Mailing and Posting

AD 2026-01  
Attachment #1



CITY OF MADEIRA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131  
Email to: [cbuszinski@madeirabeachfl.gov](mailto:cbuszinski@madeirabeachfl.gov)



### SPECIAL MAGISTRATE – ADMINISTRATIVE APPEALS APPLICATION

Fee: \$1,500.00

**Applicant:** Name and Address

SAMANTHA ALSPAUGH  
2426 3RD AVES.  
ST PETE, FL 33712

Telephone: 804-873-8454  
Email: SAMANTHA.ALSPAUGH@GMAIL.COM

ADDRESS OF APPEAL: 100 B STREET, MANIERA BEACH, FL 33708

Description administrative decision being appealed including date of decision and specific code or regulation thought to be in conflict with decision:

FOURPLEX IS NOT A PERMITTED USE IN THIS ZONING DISTRICT (SEC 110-177)  
PRIOR<sup>TO</sup> PLAN REVIEW COMMENCING, PLEASE PROVIDE OCCUPATIONAL  
LICENSE FROM 9/2024 IN ORDER TO REBUILD THE FOUR PLEX (SEC 110-96(b)(6))  
THE CITY DOES NOT HAVE RECORDS OF BUSINESS TAX RECEIPT FOR  
PROPERTY. ISSUED 2/5/2026

PLEASE ATTACH SUPPORTING MATERIALS: 2/10/2025 - CITY INFORMED  
SITE PLAN, PICTURES, DOCUMENTS, RECORDS, SKETCHES, DRAWINGS, ETC. ME THAT NONCONFORM  
WAS LOST & THE  
PROPERTY MUST COME  
INTO COMPLIANCE WITH  
PROPER USE

**Sec. 2-505. - Application to appeal; public hearing.**

(a) *Applications.* Applications to appeal to the special magistrate may be made by any person aggrieved or affected by any decision made by any officer or administrative official of the city under any provision of the city land development regulations, or by any person requesting a special exception use or variance, to the provision of any section or article of the land development regulations. The special magistrate may decide such appeal only after public notice has been given and a public hearing has been held.

(b) *Staying of work on premises.* An appeal to the special magistrate stays all work on the premises and all proceedings in furtherance of the action appealed from, unless the official from whom the appeal was taken shall certify to the special magistrate, by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except by a restraining order, which may be granted by the special magistrate or a court of competent jurisdiction, on application, on notice to the officer from whom the appeal is taken and on due cause shown.

(c) *Procedure.* Any person appealing any decision of an administrative official shall make such appeal

within 30 days after rendition of the order, requirement, decision, or determination appealed from in writing to the special magistrate and file the appeal, with supporting facts and data with the building and zoning official. This does not, however, restrict the filing of a request for a special exception use or variance by any person at any time except as provided for elsewhere in the city land development regulations. Upon receipt of such appeal, the building and zoning official shall examine such appeal or request application and endorse his recommendation thereon together with all documents, plans, papers or other material constituting the record upon which the action appealed was taken and transmit such record to the special magistrate.

(d) *Reimbursement of expenses.* The applicant shall provide for reimbursement of all expenses incurred by the city, deemed necessary by the city manager or his/her designee, to review and process an administrative appeal. Expenses may include, but are not limited to any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising. Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the city for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

**APPLICANT'S CERTIFICATION**

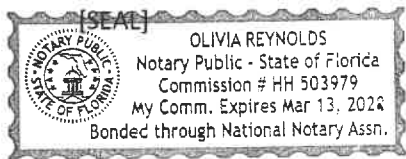
I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

Samantha Alsbaugh  
Appeal Applicant's Signature 3/5/2026  
Date

STATE OF Florida  
COUNTY OF Pinellas

Before me this 5th day of March, 2026 Samantha Alsbaugh appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is  personally known to me or  has produced FL Drivers License as identification.



Olivia Reynolds  
Public Notary Signature

**NOTICE:** Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they 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.

**APPEAL OF ADMINISTRATIVE DECISION**  
**Pursuant to City of Madeira Beach Code of Ordinances, Sec. 2-505**

Date: March 2, 2026

Community Development Department  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, FL 33708

**RE:** Appeal of Administrative Decision: Rescission of Nonconforming Status  
**Property Address:** 100 B Street, Madeira Beach, FL 33708  
**Property Owner:** Samantha Alspaugh

Dear Community Development Director and Special Magistrate:

Pursuant to Section 2-505 of the Madeira Beach Code of Ordinances, I hereby appeal the administrative decision to rescind the nonconforming status of my property located at the above address. This appeal is timely filed within the prescribed appeal period.

**DECISION BEING APPEALED**

The City of Madeira Beach has determined that my property's nonconforming status is void due to the absence of a local business tax receipt. I respectfully submit that this determination is erroneous for the reasons set forth below.

**GROUNDINGS FOR APPEAL**

**I. Internal Conflict Within the Code of Ordinances**

There is a direct conflict between the sections of the Code governing nonconforming properties:

Section 110-93(3) specifically addresses nonconforming structures and provides that they "may be continued." This section, the primary provision governing nonconforming structures, contains NO requirement for a local business tax receipt as a condition of continuation.

The business tax receipt requirement appears only in Section 110-96(b)(6), which addresses rebuilding after involuntary loss or catastrophic destruction, a materially different and after-the-fact circumstance.

Had the City Commission intended to condition the continuation of nonconforming status upon maintenance of a business tax receipt, it would have included that requirement in Section 110-93, the section directly governing nonconforming structures. The absence of this requirement in Section 110-93 and its presence only in Section 110-96 creates an internal contradiction. Under well-established Florida law, ambiguities in zoning codes are to be construed in favor of the property owner. See, e.g., *Metro. Dade County v. Brechtel*, 625 So. 2d 1245 (Fla. 3d DCA 1993).

**II. Lack of Notice and Due Process**

The City failed to provide notice that:

- (a) A local business tax receipt was required for my property; or
- (b) I was delinquent in obtaining or maintaining such receipt;

Over a period of approximately seventeen (17) months, I engaged in extensive communications with City staff, including multiple in-person meetings at City Hall, regarding my property and its nonconforming status. At no point during these interactions did any City representative inform me of the business tax receipt requirement.

The business tax receipt is an administrative fee; a nominal sum I would have readily paid had I been informed of the requirement. The rescission of a constitutionally protected property right is not a proportionate response to the non-payment of an administrative fee that was never disclosed, never demanded, and never given an opportunity to cure.

### III. Overbroad and Inapplicable Occupational License Requirement

Section 110-96(b) explicitly distinguishes between property types by addressing each in its own dedicated subsection: single-family homes in (b)(1), duplexes and triplexes in (b)(2), multifamily in R-1 and R-2 on nonconforming lots in (b)(3), hotels and motels in (b)(4), and commercial properties in (b)(5). This deliberate, categorical structure demonstrates that the drafters understood these property types to carry different rights, obligations, and regulatory treatment, and that each category was intended to stand on its own terms.

Despite this careful separation, Section 110-96(b)(6) imposes a blanket occupational license condition across all property types without distinction. The absurdity of this blanket reading is most clearly illustrated by its application to single-family homes under (b)(1): single-family homeowners have never been required to hold, nor are they eligible to obtain, an occupational license or business tax receipt. There is no business or occupation being conducted in a single-family residence that would trigger such a requirement under Florida law. If (b)(6) were truly universal, it would permanently bar every single-family homeowner in a declared disaster area from rebuilding, a result so plainly unintended, that it demonstrates the provision was never designed to apply across all categories.

The single-family example is raised not as the primary claim here, but as proof that Section 110-96(b)(6) cannot logically function as a universal condition.

Under (b)(3), multifamily properties in R-1 and R-2 on nonconforming lots are expressly granted the right to rebuild to existing nonconformity, provided the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application. The subject property (a four-unit nonconforming multifamily) falls squarely within this subsection. The subsection makes no reference to an occupational license as a condition of rebuilding. Where the legislature has enumerated specific conditions for a specific property type, the addition of an unrelated blanket condition from a separate subsection would directly contradict the express terms of the applicable provision.

This interpretation is further supported by the city's own language in the parallel provision, Section 110-95(c), which qualifies the business tax receipt requirement with the phrase "**where applicable.**" That qualifier is recognition by the city's own drafters that this requirement does not apply universally. The omission of "where applicable" in Section 110-96(b)(6) does not expand the requirement to properties and

property types where no such obligation has ever existed. It cannot apply to what it was never designed to govern.

For these reasons, Section 110-96(b)(6) should not be construed to bar the rebuilding of a nonconforming multifamily property that is otherwise entitled to rebuild under Section 110-93(b)(3).

#### **IV. Equitable Estoppel**

Florida courts recognize the doctrine of equitable estoppel against municipalities where: (1) the government made an affirmative representation or engaged in conduct upon which the property owner relied; (2) the property owner relied on that conduct in good faith; (3) the property owner changed their position based on those representations; and (4) the property owner suffered detriment as a result. See *City of Jacksonville v. Coefield*, 18 So. 3d 589 (Fla. 1st DCA 2009). Critically, equitable estoppel against a government entity requires an affirmative act, not mere silence, by a government official acting within the scope of their authority.

The City of Madeira Beach made multiple affirmative, documented representations acknowledging this property as an active, lawful four-unit nonconforming multifamily structure. Each of the following constitutes an affirmative act by the City upon which the property owner reasonably relied:

1. **The Substantial Damage Determination Letter.**

The City issued a formal substantial damage determination letter in connection with Hurricane Helene. That letter explicitly references four units. In issuing that letter, the City affirmatively acknowledged and documented the four-unit character of this property. The City cannot simultaneously rely on that letter to trigger rebuilding regulations while disavowing the very property classification the letter memorializes.

2. **Recorded Demolition Permits with the City.**

Demolition permits were recorded with the City, creating an official public record of the demolition proceeding with the City's knowledge and authorization. These recorded permits reflect that City staff processed, reviewed, and approved the demolition of a known nonconforming multifamily structure without raising the business tax receipt deficiency at any point in that process.

3. **Demolition Permit Issued with City Approval to Rebuild.**

The property owner proceeded with demolition only after receiving city approval and upon the City's representations regarding the ability to rebuild the nonconforming structure. The issuance of a demolition permit with knowledge of the property's nonconforming multifamily status constitutes an affirmative governmental act. A property owner does not demolish an income-producing structure absent reasonable assurance that rebuilding rights exist. That assurance was provided by the City.

4. **Multifamily Property Tax Assessment.**

Pinellas County property tax records reflect that this property has been assessed and taxed at a multifamily rate. The City has accepted and benefited from tax revenue predicated on the property's classification as a multifamily nonconforming use. Having collected taxes calculated on that basis year after year, the City is not now in a position to retroactively deny the very classification that formed the basis of those assessments.

Taken together, these four affirmative acts by the City constitute a clear and consistent course of conduct recognizing this property's nonconforming multifamily status. The property owner reasonably relied on this conduct by proceeding with demolition, a permanent and irreversible act. There is no act more final than

tearing down a structure. To permit the City to rescind nonconforming status after the property owner demolished the structure in reliance on the City's own representations and permits would work a severe and unconscionable injustice. The City cannot benefit from its own representations and then repudiate them once the property owner has acted to her detriment. Equitable estoppel bars precisely this result.

RELIEF REQUESTED

I respectfully request that the Special Magistrate:

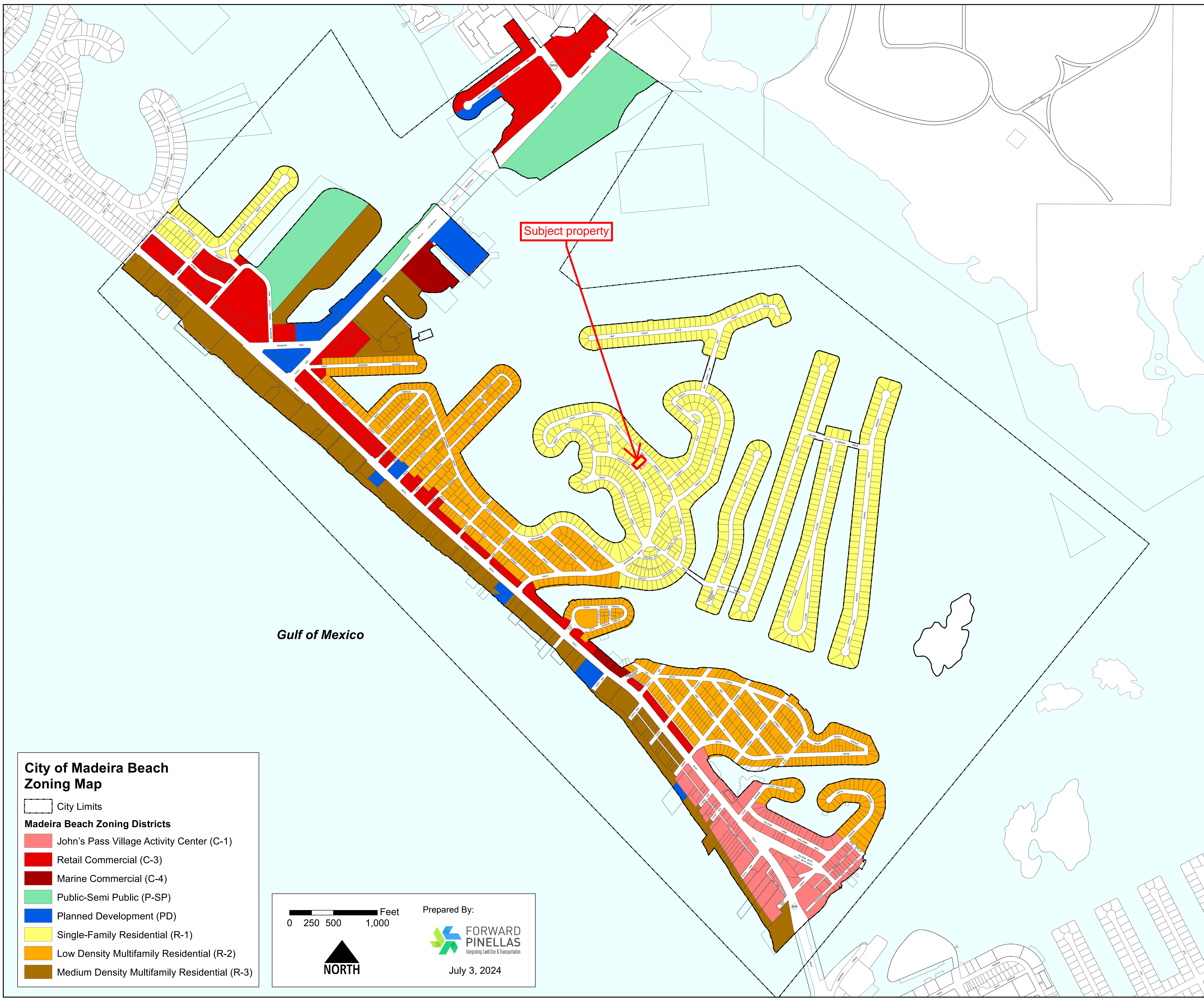
1. Reverse the administrative decision rescinding the nonconforming status of my property;
2. Reinstate the property's nonconforming status in full;
3. Find that the occupational license/business tax receipt requirement in Section 110-96(b)(6) does not operate to extinguish nonconforming status under Section 110-93;
4. Find that the occupational license / business tax receipt requirement is inapplicable to residential properties; and
5. Find that the City is equitably estopped from rescinding nonconforming status based on a condition it never disclosed during seventeen months of direct engagement, after the property owner demolished the structure in reliance on the City's representations and approvals.
6. Grant any such further relief as may be just and appropriate.

I reserve all rights under applicable law, including but not limited to claims under the Bert J. Harris, Jr., Private Property Rights Protection Act, F.S. § 70.001.

Respectfully submitted,

Signed by: Samantha Alspaugh 3/2/2026  
ID931000A7D58486  
Samantha Alspaugh  
PHONE: 804-873-8454  
EMAIL: [samantha.alspaugh@gmail.com](mailto:samantha.alspaugh@gmail.com)

AD 2026-01  
Attachment #2



Subject property

Gulf of Mexico

### City of Madeira Beach Zoning Map

-  City Limits
- Madiera Beach Zoning Districts**
-  John's Pass Village Activity Center (C-1)
-  Retail Commercial (C-3)
-  Marine Commercial (C-4)
-  Public-Semi Public (P-SP)
-  Planned Development (PD)
-  Single-Family Residential (R-1)
-  Low Density Multifamily Residential (R-2)
-  Medium Density Multifamily Residential (R-3)

0 250 500 1,000 Feet



Prepared By:  
 **FORWARD PINELLAS**  
 Integrating Land Use & Transportation  
 July 3, 2024

AD 2026-01  
Attachment #3

Sec. 110-157. - Height, bulk of buildings, population density, lot coverage, yard and open space, off-street parking and loading, etc.

No building or structure or part thereof shall be erected, constructed, reconstructed, located, moved or structurally altered in any manner so as to:

- (1) Exceed the permitted height, bulk or coverage area;
- (2) Accommodate or house a greater number of families or other occupants or to provide a greater number of dwelling units;
- (3) Provide a greater percentage or proportion of lot area;
- (4) Provide less lot area per dwelling unit or to occupy a smaller lot;
- (5) Provide a narrower or smaller yard or other open spaces or spaces or separation between buildings or portions thereof;
- (6) Provide less off-street parking or less off-street loading space;
- (7) Permit the use of building or structure for a use not permitted in the district in which it is located;
- (8) Be in violation of chapter 94 regarding floodplain management regulations or in any manner contrary to any provisions of this Code.

(Code 1983, § 20-403)

AD 2026-01  
Attachment #4

## DIVISION 2. - R-1, SINGLE-FAMILY RESIDENTIAL

## Sec. 110-176. - Definition; purpose and intent.

The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1, single-family residential district correlates with the residential urban (RU) category of the countywide plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided.

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.

(Code 1983, § 20-404; Ord. No. 1069, § 1, 2-28-06; Ord. No. 1138, § 2, 12-9-08)

**Cross reference**— Definitions generally, § 1-2.

## 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.

(Code 1983, § 20-404; Ord. No. 1138, § 2, 12-9-08)

## Sec. 110-178. - Accessory uses.

AD 2026-01  
Attachment #5

## ORDINANCE 2026-02

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE III (NONCONFORMANCES) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO CLARIFY WHEN SUCH SECTIONS APPLY; TO CLARIFY THE DEADLINE FOR NONCONFORMING STRUCTURES TO BE REPAIRED; TO EXTEND SUCH DEADLINE FOR HURRICANES HELENE AND MILTON RELATED DAMAGE; TO CLARIFY THAT SECTION 110-95 AND SECTION 110-96 DO NOT HAVE TIME LIMITATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, City staff has reviewed the time limitations of Article III of Chapter 110 of the Code of Ordinances of the City of Madeira Beach and has recommended the addition of language thereof to clarify that there is no time limitation for the involuntary loss of nonconforming uses; and

**WHEREAS**, the time limitation to repair structures damaged from hurricanes Helene and Milton are less than three months away and city staff has recommended the addition of language thereof to extend such deadline; and

**WHEREAS**, the time limitation for involuntary loss of use in Section 110-95 and catastrophic loss of buildings in Section 110-96 does not call for a period of time and the city wanted to provide certainty to applicants by clarifying that there is no time limit applicable in these two situations: and

**WHEREAS**, the recommended amendment to the Land Development Code was presented to and reviewed by the Planning Commission at a public hearing; and

**WHEREAS**, the Planning Commission has recommended approval of the proposed amendment; and

**WHEREAS**, the recommendations of the Planning Commission and the City Attorney have been found meritorious by the Board of Commissioners; and

**WHEREAS**, the Board of Commissioners has received input from the public at two public hearings.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:**

**Section 1.** That Article III (Nonconformances) of Chapter 110 (Zoning) of the Code of Ordinances of the City of Madeira Beach shall be amended to read as follows:

**ARTICLE III. NONCONFORMANCES**

**Sec. 110-91. Purpose and intent.**

- (a) It is the intent of this article to provide for the continuance of lawful nonconformities, without unduly restricting the owners ability to maintain or improve their property, but to restrict further investment which would make the nonconformity more permanent. This article is intended to permit lawful nonconforming uses and structures created by the adoption of this Code to continue, until removed by economic or other forces. This article is intended to discourage the continuation of nonconformities as they are incompatible with the provisions of the city comprehensive plan and this Code.
- (b) All rights and obligations associated with a nonconforming status run with the property, are not personal to the present ownership or tenant, and are not effected by a change of ownership or tenancy, unless abandoned.

**Sec. 110-92. Classification.**

- (a) Nonconformities are classified as follows:
  - (1) Lots.
  - (2) Uses of land and structures.

- (3) Structures.
- (4) Characteristics of use.
- (b) A nonconformity may also be created where lawful public taking or actions pursuant to a court order create violations of the land development regulations.

**Sec. 110-93. Intent concerning nonconforming property, structures and uses.**

It is the intent of the land development regulations that these nonconformities shall be considered to be incompatible with the permitted uses within the city districts. Such nonconformities shall not be enlarged or extended in any respect.

(1) *Nonconforming lots.*

- a. *Use of single, nonconforming lots for residential districts.*  
Notwithstanding the maximum density requirements of the comprehensive plan, in residential districts, the single-family and customary accessory structures may be erected, reconstructed, occupied and used on separate nonconforming lots of record which are not in continuous frontage with other lots in the same ownership in accord with other requirements applying in the separate districts.
- b. *Use of single, nonconforming lots for nonresidential uses.* In other than residential districts, a nonconforming lot of record which is not in continuous frontage with other lots in the same ownership, may accommodate uses permitted within that district in accordance with other requirements applying in that district.
- c. *Rules concerning combination of contiguous nonconforming lots in same ownership and with continuous frontage.*
  - 1. *Where nonconforming status was created at enactment or amendment of this Code or of the comprehensive plan.* Where more than one nonconforming lot of record in single ownership and with continuous frontage exists, they shall be combined and considered a single zoning lot. The zoning administrator shall authorize their use only when the lot area and lot width requirements for the district in which the lots are located are satisfied. Full setback requirements shall apply to all of the newly created lots.
  - 2. *Combination not required where nonconformity created by public taking or court order.* Where the nonconforming lots were created by public taking action or as a result of a court order, a combining of the individual lots shall not be required.

(2) *Nonconforming uses.* Nonconforming uses of land shall be brought into conformance as soon as reasonably possible, but may continue provided

they meet the criteria listed below or if the loss is involuntary as provided for in Sec. 110-95.

- a. There shall be no replacement, enlargement, increase in activity or alterations to any nonconforming use, permanent structure or both.
- b. No such nonconforming use shall be relocated or moved to any portion of the lot other than that occupied at the time that the nonconforming status was created.
- c. When a nonconforming use is changed, modified or diversified to meet requirements of a conforming use, the building or structure in which the use is located shall conform to the development standards and regulations as set forth in this Code.
- d. If any nonconforming use, or any portion thereof, ceases for any reason for more than one year (365 days), the grandfather status of the nonconforming use shall terminate and all subsequent uses shall conform to the regulations of the district in which such use is located. In cases of involuntary loss as described in Sec. 110-95 there is no time limitation.

(3) **Nonconforming structures.** Where a lawful structure exists at the time of the passage or amendment of the land development regulations which could no longer be built under the terms of the land development regulations by reason of restrictions on area, lot coverage, height, or other characteristics of the structure or location on lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- a. That any addition, alteration or renovation to the structure shall not increase the degree of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, patio roof, storage area or other non-habitable area into a habitable area unless specifically approved by the special magistrate. Structural changes which decrease the degree of nonconformity shall be permitted. Structures that are nonconforming due solely to their flood elevation may be altered in accordance with the provisions of chapter 94.
- b. A nonconforming structure or portion thereof, if damaged by fire, natural elements or force to an amount equal to or greater than 50 percent of its current fair market value as of the day immediately preceding such damage, may only be reconstructed in accordance with the provisions of article V of this chapter regarding district regulations for the district in which it is located and the floodplain management regulations established in chapter 94 of this Code or as otherwise provided in section 110-95-this article.
- c. Should the damage be less than 50 percent of its current fair market value, the structure may remain and then repairs may be made under

the "~~grandfathered~~" zoning district regulations in effect at the time of original construction, provided that ~~they shall be made a permit is issued and notice of commencement recorded in the Official Records of Pinellas County, Florida~~ within 18 months after such damage. All repairs must be made to comply with current building codes and not be in violation of the provisions of the floodplain management regulations and other applicable codes of the city. In the event that the ~~repairs have not been completed permit has not been issued~~ within 18 months, and work not completed and the permit closed within 36 months from the date the damage occurred, the structure shall not be further repaired or rebuilt, except in conformity with the entire requirements of this Code. For structures damaged due to the 2024 hurricanes, this 18-month deadline shall be extended until September 25, 2026.

- d. Routine repairs and maintenance of nonconforming structures, fixtures, wiring and plumbing, or the repair or replacement of non-load bearing walls shall be permitted.
- e. Owners of nonconforming residential structures in an R-1, R-2 or R-3 zoning district that wish to elevate their existing structure with the lowest habitable floor at or above base flood elevation shall be exempt from the setback provisions of article V of this chapter regarding district regulations, so long as the structure remains within the existing footprint.
- f. In recognition of the narrow lot dimensions and the preexisting development patterns in some older neighborhoods, the following exceptions can be considered by the planning commission for approval for lots of 50 feet in width or less:
  1. Legal nonconforming residential structures in an R-2 or R-3 zoning district with side yard encroachments may extend along the line of the existing encroachment without increasing the depth of the encroachment into the setback as long as a minimum of three feet of setback from the structural wall is retained on one side of the house and a minimum of five feet of clearance remains on the other side of the house (no permanent improvement of any kind, including mechanical equipment or storage units may exist or be placed or installed in the five feet clearance along the entire side of the structure nor can the area be obstructed by landscaping that prevents access across/through the clear area, although the area may be fenced as long as it is accessible by way of a gate). Additionally, the property that is the subject of reduced setbacks must be improved with drainage systems including but not limited to roof gutter systems adequate to carry all runoff and direct it away from the neighboring property in a manner that ensures no impact

upon the neighboring property. The required clearance area is not a reduction of setback but a minimum clear path of access between the front and rear yard. Furthermore, extensions along an existing encroachment line can be approved only if the neighbor on the extending encroached side indicates support for the extension by notarized statement. Nothing in this provision can be used to approve the creation of a new nonconformity.

2. Legal nonconforming uses and structures in an R-1, R-2 or R-3 zoning districts with a front or rear yard setback encroachment may extend the encroachment to an average of that encroachment on lots adjoining and facing it.
  3. Additions of a second floor to legal nonconforming structures in the R-1, R-2 and R-3 districts is permitted as long as the extension/addition does not create any new encroachment, does not violate the height restrictions, provides a minimum of 18" clearance between any building element and the property line, and does not increase the depth into any existing encroachment. Approval of such additions require the neighbor on the side or facing property where the encroachment is proposed to be heightened to indicate by notarized statement their support for the addition.
  4. Approval of such additions require pre-hearing notice to adjoining property owners who may indicate their support for the addition by notarized statement or submittal of written or oral objections prior to or during the planning commission hearing.
  5. Appeals of planning commission approvals may be brought to the city commission by filing a notice of appeal within 30 days of the signed planning commission decision.
- (4) *Nonconforming characteristics of use.* Nonconforming characteristics of use which may include, but not limited to inadequate parking and loading facilities, inappropriate landscaping, lighting, emissions, etc., may continue to operate but shall not be expanded, altered, changed or relocated in such a manner as to increase the degree of nonconformity.

**Sec. 110-94. Nonconforming structures unsafe for reasons other than lack of maintenance.**

Nonconforming structures or portions thereof which are declared unsafe by the building and zoning official or other competent authority, but not because of lack of maintenance, may be repaired and restored except as provided in subsection 110-94(3).

**Sec. 110-95. Reestablishment of uses after an involuntary loss.**

- (a) In the event that any residential or hotel/motel structure is damaged greater than 50 percent or destroyed by a hurricane, tornado, fire, flood, wind, storm, natural disaster, or other unintended, involuntary action; it can be repaired or reconstructed in a manner which guarantees that each dwelling unit, tourist unit and all permitted accessory uses can be restored to the same square footage which existed the day immediately preceding such damage.
- (b) Nothing contained herein shall be construed to permit more dwelling units or an increase in square footage of the structure than existed prior to the day immediately preceding such damage. The burden of proof as to what existed prior to the disaster shall rest with the property owner. Each property owner shall provide the city with a site plan, as-built surveys, or architecturally-sealed floor plans. The plans or surveys shall provide enough information to determine the existing legally permitted development on the site prior to the day immediately preceding such damage.
- (c) Local business tax receipt required. Failure to have a current required local business tax receipt, where applicable, in force at the time of declared disaster will prevent this section from applying to that property.
- (d) There is no time limitation to apply for a permit for reestablishment of uses after an involuntary loss as long as the above criteria of this section are met.

**Sec. 110-96. Rebuilding after a catastrophic loss.**

- (a) *Declaration of disaster area.* A disaster area is any area of major multiple property loss in which the board of commissioners, county board of county commissioners, the governor of the state or the federal government declares the loss a disaster area.
- (b) *Rebuilding regulations.* Rebuilding regulations shall be as follows:
  - (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land development regulations.
  - (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements and floodplain regulations effective at the time of building permit application.
  - (3) *Multifamily in R-1 and R-2 on a nonconforming lot.* Multifamily in R-1 and R-2 on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-damage certificate of occupancy.

- (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel and motor lodges may be rebuilt to same density, height and side setbacks, but must comply with the front setback, the county coastal construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time of disaster, but would have to meet minimum FEMA regulations for elevated structures and/or floodproofing to the required height per the National Flood Rate Insurance Map for its commercial location.
- (6) *Occupational license required.* Failure to have a current required occupational license in force at the time of declared disaster will prevent this section from applying to that property.
- (7) There is no time limitation to apply for a permit for rebuilding after a catastrophic loss as defined in the section.

#### **Sec. 110-97. Redevelopment planning process.**

- (a) *Purpose and intent.* It is the intent of this section to provide for the reconstruction of nonconforming residential and transient properties, **except for those in an R-1 zoning district**, for the purposes of redevelopment provided that the following steps shall be taken prior to the demolition of any units or buildings:
  - (1) *Existing dwelling unit verification.* The verification of the number of existing legal dwelling units and their type shall be through the city manager or designee.
  - (2) *Preliminary site plan review of redevelopment plan.* Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the city manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of chapter 110, article II, Site plans, of this Code. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
  - (3) *Fee.* The application fee shall be the same as the regular site plan review fee found in article III, Community development, section D, Site plan, numbers 2 and 3, as adopted in the most recent edition of the city's fees and collection procedure manual.

- (4) *Plan review.* The review of the redevelopment Plan shall be through the quasi-judicial public hearing process outlined in chapter 2, Administration, article I, In general, division 2, Quasi-judicial proceedings before the board of commissioners. The notification procedure shall follow subsection 2-503(c), Notification, found in chapter 2, article VIII, Special magistrate, of this Code.
  - (5) *Changes in the redevelopment plan.* The redevelopment plan may be amended by mutual consent of the city and applicant, provided the notification and public hearing process of this article are followed.
- (b) *Rebuilding regulations for the redevelopment of existing dwelling units.* The rebuilding regulations for the redevelopment of existing dwelling units except for those in an R-1 zoning district, through the redevelopment planning process shall be as follows:
- (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land development regulations.
  - (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes (and triplexes) on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements and floodplain regulations effective at the time of building permit application.
  - (3) *Multifamily on a nonconforming lot.* Multifamily, except for those in an R-1 zoning district, on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-demolition certificate of occupancy.
  - (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel and motor lodges may be rebuilt to same density, height and side setbacks, but must comply with the front setback, the county coastal construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
  - (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
  - (6) *Business tax receipt required.* Failure to be current with respect to full payment of the required annual business tax at the time a redevelopment plan is sought will prevent this section from applying to that property.
- (c) *Planning commission and board of commissioners review.* The planning commission shall conduct one public hearing to consider any application to review or change a redevelopment plan. The board of commissioners shall

conduct a second public hearing to consider any application to review or change a redevelopment plan. Upon conclusion of the second public hearing, the board of commissioners shall review the proposed redevelopment plan, the recommendations of the city manager or his/her designee, the recommendations of the planning commission and the testimony at the public hearings. The board of commissioners shall thereafter approve, approve with conditions, or deny the application approve or change a redevelopment plan.

**Secs. 110-98—110-120. Reserved.**

**Section 2.** That this Ordinance shall become effective immediately upon its passage and adoption.

**Section 3.** For purposes of codification of any existing section of the Madeira Beach Code herein amended, words **underlined** represent additions to original text, words **stricken** are deletions from the original text, and words neither underlined nor stricken remain unchanged.

**Section 4.** Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

**Section 5.** In the event a court of competent jurisdiction finds any part or provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

**Section 6.** The Codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

**Section 7.** Pursuant to Florida Statutes §166.041(4), this Ordinance shall take effect immediately upon adoption.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS 4<sup>th</sup> day of March, 2026.**

Anne-Marie Brooks  
Anne-Marie Brooks, Mayor

**ATTEST:**  
Clara VanBlargan  
Clara VanBlargan, MMC, MSM, City Clerk

**APPROVED AS TO FORM:**  
Thomas J. Trask  
Thomas J. Trask, City Attorney



PASSED ON FIRST READING: February 4, 2026

PUBLISHED: February 18, 2026

PASSED ON SECOND READING: March 4, 2026

AD 2026-01  
Attachment #6

## DIVISION 4. - RENTAL OF RESIDENTIAL DWELLING UNITS

*Footnotes:*

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**Editor's note**— Ord. No. 2013-08, § 1, adopted December 10, 2013, enacted provisions intended for use as division 4, sections 14-131—14-144. Inasmuch as there are already provisions designated as sections 14-136—14-139, and at the discretion of the editor, the provisions of Ord. No. 2013-08 have been redesignated as division 4, sections 14-130.1—14-130.14.

## Sec. 14-130.1. - Purpose.

The city recognizes the need for safe, decent, well maintained residential property within the city. The state regulates residential rental properties with five or more units. This regulation is intended to ensure that residential rental units (four units or less on a residential rental property) meet minimum standards for the health, safety, and welfare of all city residents, and that responsible persons are readily available to respond and take appropriate action when necessary to prevent or remedy the occurrence of nuisances.

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

## Sec. 14-130.2. - Definitions.

*International Property Maintenance Code* or *property maintenance code* refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. *Residential rental property* means the contiguous lot or parcel of real property under single ownership on which one or more residential rental units are located. *Residential rental unit* means any building, structure, living unit, room, enclosure, mobile home, or part thereof, located within the city which is rented or offered for rent as the primary residence of any person, or which is rented or offered for rent to serve or which does serve as the residence of such person for a continuous period of more than 30 days. Residential rental unit does not include living quarters provided by any institution or facility, whether public or private, incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services; a property or unit which is occupied under a contract for sale; transient lodgings occupied for less than a 30-day period and which are not the primary residence of the transient occupant.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 2, 3-10-15; Ord. No. 2015-07, § 1, 6-9-15)

## Sec. 14-130.3. - Applicability.

The requirements of this division shall apply to all residential rental properties with one to four units located within the city, and the owners of all such units and properties and their agents.

(Ord. No. 2013-08, § 1, 12-10-13)

Sec. 14-130.4. - License required.

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

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

(Ord. No. 2013-08, § 1, 12-10-13)

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

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

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

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

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

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

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

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

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

(c) After submission of the application and registration statement, the residential rental property

owner or designated agent shall have a continuing obligation to notify the city in writing within 15 calendar days of any change in the information provided in the registration statement. Failure to notify the city of changes shall be a violation of this article.

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

Sec. 14-130.6. - Inspection; issuance of license and renewal.

- (a) After receipt of the initial complete application satisfying the requirements above and the application fee, the city shall schedule the inspection of the residential rental property and units to determine compliance with all applicable provisions of the Land Development Code, including the International Property Maintenance Code, and shall issue the license or provide the applicant with written notice of any defects upon the completion of the inspection.
- (b) The license shall be renewed each year in the same manner as, and concurrent with, the business tax receipt renewal as provided in chapter 62 of this Code.
- (c) Each residential rental property and unit regulated by this division shall be re-inspected within a period of 24 months from the last inspection, contingent upon department resources and the number of units to be inspected. The city shall maintain a re-inspection schedule for currently licensed units. In addition, any currently licensed unit or property may be inspected upon reasonable notice. The property owner and agent shall permit the city to inspect all premises governed by this division to determine compliance, and shall fully cooperate with such inspections. The property owners or their agents shall notify tenants of planned inspections of their residential rental units for inspection purposes.
- (d) A tenant may request an inspection of the residential rental property or unit in which he or she currently resides at any time if violations of International Property Maintenance Code are suspected.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 4, 3-10-15)

Sec. 14-130.7. - Fees.

- (a) There shall be an initial inspection fee of \$40.00 and a biennial license renewal fee of \$15.00.
- (b) There shall be an initial inspection fee of \$50.00 per unit paid upon application and a biennial inspection fee assessed of \$70.00 per unit.
- (c) A re-inspection fee of \$100.00 will be assessed for every re-inspection after the second inspection if the failure to correct noted code violations is due to owner/manager negligence.
- (d)

A penalty of ten percent shall be assessed for failure to submit a timely renewal fee during the first month of such delinquency, and an additional five percent penalty shall be assessed for each month of delinquency thereafter.

- (e) Failure to renew within four months of expiration will result in code enforcement action. In addition to the late fee provided in subsection (d), the special magistrate may impose any fines and issue any orders authorized by law.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 5, 3-10-15; Ord. No. 2015-14, § 1, 11-10-15)

#### Sec. 14-130.8. - Enforcement.

- (a) The code enforcement special magistrate shall have jurisdiction to enforce the provisions of this division, and any person, firm, corporation, or agent determined to be in violation shall be subject to all penalties and remedies available to the special magistrate as provided by law.
- (b) Any violation of this article may be treated as a civil infraction in accordance with the supplemental municipal code enforcement procedures as set forth in F.S. ch. 162, part II, as may be amended from time to time. Any code enforcement officer designated by the city manager is hereby empowered to issue a citation to a person when, based upon personal investigation, the officer has reasonable cause to believe that the person has committed a civil infraction in violation of a duly enacted provision of this article. For a person who does not contest the citation, initial violations shall carry a civil penalty of \$100.00 payable to the city clerk. A person may contest the citation in the county court and shall be subject to a maximum civil penalty imposed by the court of \$500.00.
- (c) The city may institute any appropriate legal action or procedure to bring about compliance or remedy violations of this article.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

**Editor's note—** Ord. No. 2015-02, §§ 6 and 7 adopted March 10, 2015, repealed former § 14-130.8, and renumbered the remaining §§ 14.130.9—14.130.14 as §§ 14-130.8—14-130.13. Former § 14.130.8 pertained to tenants and derived from Ord. No. 2013-08, adopted December 10, 2013.

#### Sec. 14-130.9. - Violations related to act or omission of tenant.

If a notice of violation arises due to acts or omissions of a tenant, and the tenant fails to make the necessary correction, the property owner or agent shall remedy the condition by whatever means necessary. No adverse action shall be taken against a licensee for failure to remedy a condition related to a tenant during the pendency of a bona fide eviction proceeding against the tenant which is diligently pursued by the licensee.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

**Note**— Former § 14-130.10. See editor's note, § 14-130.8.

Sec. 14-130.10. - Suspension or revocation of license.

- (a) Failure to comply with any of the requirements of this division shall subject the licensee to suspension or revocation of the license, in addition to other remedies and penalties provided by law.
- (b) Repeated incidents occurring on the residential rental property which threaten public safety including but not limited to assaults, batteries, robberies, burglaries, prostitution, sexual offenses, or narcotics possession, use or sales, or other criminal activity, shall be grounds for license revocation.
- (c) Repeated incidents of violation or continuing violation of state or local laws which violations adversely affect the rights of nearby residents to the quiet enjoyment of their property, including but not limited to violations of noise, animal control, solid waste, yard parking, storage, trash, and yard maintenance regulations constitute a public nuisance and shall be grounds for license revocation.
- (d) Prior to initiating suspension or revocation proceedings, written notice shall be delivered (via certified mail) to the owner or designated agent identified in the registration statement. The notice shall specifically identify the provision of this division which has not been complied with, or shall specifically identify the repeated or continuing incidents of violations of state or local laws, and shall state that failure to remedy the violation or further incidents of violations will result in revocation of the residential rental license for all units on the property.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, §§ 7, 8, 3-10-15)

**Note**— Former § 14-130.11. See editor's note, § 14-130.8.

Sec. 14-130.11. - Suspension or revocation hearing.

- (a) If the violation is not corrected after written notice, or if further violations occur, a hearing shall be held to determine whether the license should be suspended or revoked, as follows:
  - (1) Written notice to appear and show cause why the license should not be suspended or revoked shall be delivered to the property owner or designated agent identified in the registration statement by person delivery or by certified mail, return receipt requested, to the address of the owner or agent. The notice shall set the date, time, and place for the hearing.
  - (2) The hearing shall be held no sooner than 15 days after service of the notice to show cause.

The hearing shall be conducted by the special magistrate appointed by the city commission. The special magistrate shall explain the rules of procedure governing the hearing. The city and the licensee shall have an opportunity to present evidence through witnesses and documentary evidence. All testimony shall be under oath. Testimony and evidence shall be limited to matters directly relating to the pending suspension or revocation. Irrelevant or unduly repetitive testimony or evidence may be excluded. To the maximum extent practicable, the hearing shall be informal. Reasonable cross examination of witnesses shall be permitted, but questioning shall be confined as closely as possible to the scope of direct testimony. The special magistrate may call and question witnesses or request additional evidence as he or she deems necessary and appropriate. The special magistrate shall decide all questions of procedure or standing.

- (3) Lack of knowledge of, acquiescence, or participation in, or responsibility for, a public nuisance on the part of the licensee or agent shall not be a defense by such licensee or agent. However, proof that the licensee or agent has commenced and is diligently pursuing under state law process of terminating tenancy and recovering possession of the residential rental unit from the tenant or tenants causing the violations, or has completed such process, shall be a defense.
- (4) The special magistrate shall render a written decision within 30 days after the hearing concludes. The original shall be filed with the city clerk and a copy shall be delivered to the property owner or designated agent by personal delivery or by certified mail, return receipt requested. In addition, a copy shall be posted at the residential rental property.
- (5) If the special magistrate finds that the violation or violations have been corrected, that no threat to public safety or public nuisance exists, or that the owner has completed the process of terminating the tenancy of those persons causing the violations, the action shall be dismissed. If the special magistrate finds the owner has commenced and is diligently pursuing the process of terminating tenancy of those persons causing the violations, the special magistrate shall continue the action until completion of the process under state law.
- (6) If the special magistrate finds that the violation or violations have not been corrected, or that a threat to public safety or public nuisance exists and has not been corrected, he or she shall issue a final order suspending or revoking the license.
- (7) A licensee aggrieved by a decision of the special magistrate may challenge the decision as provided by law for appeal of administrative decisions by filing a petition for writ of certiorari with the clerk of the circuit court no later than 30 days after the decision of the hearing officer is filed with the city clerk. The record will consist of the complete record of the proceedings before the special magistrate.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

**Note**— Former § 14-130.12. See editor's note, § 14-130.8.

Sec. 14-130.12. - Obligation to terminate tenancies after license revocation.

- (a) If the license is suspended or revoked pursuant to this article, the licensee shall have 15 days from the date of the order to commence proceedings to terminate any existing tenancies and recover possession of the residential rental property and unit or units under state law. The licensee shall diligently pursue the process to completion. Upon request, the licensee shall provide copies of all documents provided to the tenants or filed with the court to the city. After completion of the process and removal of any tenants, no unit or units shall be relet to any person during the period of suspension or revocation.
- (b) Reletting a unit or units during a period of suspension or revocation shall constitute a violation of this division.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

**Note**— Former § 14-130.13. See editor's note, § 14-130.8.

Sec. 14-130.13. - Reinstatement of license after suspension or revocation.

The special magistrate may establish terms and conditions from reinstatement of a license after a period of suspension or revocation, which terms and conditions shall include payment of the reasonable costs of the hearing. An application for reinstatement of a license shall be subject to the same fees and application and inspection process as an original application.

(Ord. No. 2013-08, § 1, 12-10-13; Ord. No. 2015-02, § 7, 3-10-15)

**Note**— Former § 14-130.14. See editor's note, § 14-130.8.

AD 2026-01  
Attachment #7

## Sec. 62-31. - Definitions.

The following words, terms and phrases when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Amusement machines* means, as used in the local business tax schedule, any coin-operated machine played for the purpose of amusement or entertainment, but shall not include coin-operated music devices, or coin-operated machines that return an article of value uniformly as to quality and quantity upon each insertion of a coin, nor shall this definition include weighing or stamp machines, coin-operated telephones, or machines or devices which operate upon the insertion of a \$0.01 piece.

- (1) *Dealer or lessor* means any person who leases, rents out or places under any kind of arrangement whatsoever, with any other person any amusement machine.
- (2) *Amusement parlor* means any business where more than three amusement machines, owned by him, are operated.

*Business* means any person holding himself out to the public, at a given location, by sign, printed matter, classified section, telephone directory, or city directory, or otherwise as being engaged in business, or as offering services or property to the public, regardless of whether such person actually transacts any business, or practices a profession, shall be considered as engaging in business and shall be liable for a local business tax therefor.

*Premises* means all lands, structures, places, and also the equipment and appurtenances connected or used therewith in any business, and also any personal property which is either affixed to or is otherwise used in connection with any such business conducted on such premises.

*Rental unit* means a rental unit for the purpose of this article shall be construed to mean and include rooms, apartments, hotels, motels, motor courts, cottages, cabins and/or other buildings rented as living quarters by the day, week, month or year.

(Code 1983, § 11-103; Ord. No. 1111, § 3, 5-8-07)

**Cross reference**— Definitions generally, § 1-2.

## Sec. 62-32. - Levy.

The city does hereby levy a local business tax for the privilege of engaging in or maintaining any business, profession or occupation within its jurisdictional boundaries. The local business tax will be levied on:

- (1) Any person who maintains a permanent business location or branch office within the municipality, for the privilege of engaging in or managing any business within its

jurisdiction.

- (2) Any person who maintains a permanent business location or branch office within the municipality, for the privilege of engaging in or managing any profession or occupation within its jurisdiction.
- (3) Any person who does not qualify under subsection (1) or subsection (2) of this section and who transacts any business or engages in any occupation or profession in interstate commerce, if the local business tax is not prohibited by Section 8 of Article I of the United States Constitution.

(Code 1983, § 11-101(A), 19-202; Ord. No. 1111, § 3, 5-8-07)

**State Law reference**— Similar provisions, F.S. § 205.042.

#### Sec. 62-33. - Compliance required.

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

(Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)

**AD 2026-01**  
**Attachment #8**

## Joseph Petraglia

---

**From:** Morris, Andrew  
**Sent:** Wednesday, March 4, 2026 10:53 AM  
**To:** Joseph Petraglia  
**Subject:** Fw: 100 B St Zoning Question

Best Regards,

*Andrew Morris*

Andrew Morris, AICP  
 Long Range Planner  
 City of Madeira Beach  
 300 Municipal Drive  
 Madeira Beach, FL 33708  
 O: 727-742-3701  
 Email: [amorris@madeirabeachfl.gov](mailto:amorris@madeirabeachfl.gov)




---

**From:** Morris, Andrew <Amorris@madeirabeachfl.gov>  
**Sent:** Tuesday, January 7, 2025 3:02 PM  
**To:** Marci Forbes <MForbes@madeirabeachfl.gov>; Robin Gomez <RGomez@madeirabeachfl.gov>; Jenny Rowan <Jrowan@madeirabeachfl.gov>; rob@robopenhaver.com <rob@robopenhaver.com>  
**Cc:** rob@robopenhaver.com <rob@robopenhaver.com>  
**Subject:** 100 B St Zoning Question

The fourplex at 100 B Street is considered a nonconforming structure on a nonconforming lot. If the fourplex is substantially damaged, Section 110-96 rebuilding after a catastrophic loss allows for the fourplex to be rebuilt. The rebuilt fourplex will need to meet the required front setback, height, and floodplain regulations. A townhome development would not be an allowed use for the property since it is zoned R-1, Single-Family Residential.

### **Sec. 110-96. Rebuilding after a catastrophic loss.**

(a) *Declaration of disaster area.* A disaster area is any area of major multiple property loss in which the board of commissioners, county board of county commissioners, the governor of the state or the federal government declares the loss a disaster area.

(b) *Rebuilding regulations.* Rebuilding regulations shall be as follows:

(1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land development regulations.

(2) *Duplexes and triplexes on a nonconforming lot.* Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements and floodplain regulations effective at the time of building permit application.

(3) *Multifamily in R-1 and R-2 on a nonconforming lot.* Multifamily in R-1 and R-2 on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-damage certificate of occupancy.

(4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel and motor lodges may be rebuilt to same density, height and side setbacks, but must comply with the front setback, the county coastal construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.

(5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time of disaster, but would have to meet minimum FEMA regulations for elevated structures and/or floodproofing to the required height per the National Flood Rate Insurance Map for its commercial location.

(6) *Occupational license required.* Failure to have a current required occupational license in force at the time of declared disaster will prevent this section from applying to that property.

(Code 1983, § 20-612; Ord. No. 918, § 7, 12-7-99; Ord. No. 1051, § 3, 8-9-05)

Editor's note(s)—See note at § 110-95.

[https://library.municode.com/fl/madeira\\_beach/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH110\\_ZO\\_ARTIINO\\_S110-96REAFCALO](https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH110_ZO_ARTIINO_S110-96REAFCALO)

## **DIVISION 2. R-1, SINGLE-FAMILY RESIDENTIAL**

Sec. 110-176. Definition; purpose and intent.

The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1, single-family residential district correlates with the residential urban (RU) category of the countywide plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided.

Any use which is not specifically identified as a permitted use, accessory use or special exception 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.

(Code 1983, § 20-404; Ord. No. 1069, § 1, 2-28-06; Ord. No. 1138, § 2, 12-9-08)

Cross reference(s)—Definitions generally, § 1-2.

#### 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.

(Code 1983, § 20-404; Ord. No. 1138, § 2, 12-9-08)

#### Sec. 110-178. Accessory uses.

The accessory uses in the R-1, single-family residential district are as follows:

- (1) Home occupations.
- (2) Private garages and carports.
- (3) Private swimming pools.
- (4) Residential signs.
- (5) Residential docks.
- (6) Essential services.
- (7) Other accessory uses customarily incident to permitted or approved special exception uses.

(Code 1983, § 20-404)

#### Sec. 110-179. Special exception uses.

Upon application for a special exception to the special magistrate and favorable action thereon, the following uses may be permitted in the R-1, single-family residential district:

- (1) Publicly owned or operated parks or recreation areas.
- (2) Public service facilities.
- (3) Cabanas used as bathhouses.

(4) Amateur/marine radio antenna's not exceeding 50 feet.

(Code 1983, § 20-404; Ord. No. 2017-03, § 2, 3-7-17)

Sec. 110-180. Minimum building site area requirements.

The minimum building site area requirements in the R-1, single-family residential district are as follows:

(1) Lot size:

a. Single-family:

Lots existing on or before December 9, 2008: 5,000 square feet.

Lots created after December 9, 2008: 5,800 square feet.

b. Public service facilities: Shall not exceed a maximum area of three acres. Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.

(2) Minimum width: 50 feet.

(3) Minimum depth: 80 feet.

(4) Density: The maximum density is seven and one-half dwelling units per acre.

(Code 1983, § 20-404; Ord. No. 1138, § 2, 12-9-08)

Sec. 110-181. Setback requirements.

The following minimum setbacks shall apply in the R-1 district:

(1) Front yard: 20 feet measured from the right-of-way line to the structure

(2) Rear yard:

Waterfront lots: 30 feet.

Non-waterfront lots: 25 feet.

(3) Side yard: Total side setback of 15 feet with a minimum of seven feet on either side.

(4) For only those dwelling units with the lowest habitable space elevated at or above the elevation designated on the flood insurance rate map (FIRM); exterior stairs, platforms for mechanical equipment, and chimneys shall be allowed to extend into the side-yard setback, but only to a depth of no more than one-half of the required setback. Such equipment shall be placed in the middle one-third of the structure. All mechanical equipment must be appropriately shielded from public view with materials including, but not limited to louvers, lattice and the like.

(Code 1983, § 20-404; Ord. No. 1023, § 1, 11-30-04)

Sec. 110-182. Maximum building height.

No structure in the R-1, district shall exceed 30 feet in height measured from the designated base flood elevation on the flood insurance rate map (FIRM) plus required freeboard, to the eave line of the building, unless otherwise provided in the land development regulations.

In any case, the overall height of the building measured from the base flood elevation to the highest point shall not exceed 40 feet and the maximum roof pitch shall not exceed 6:12 pitch or 45 degrees.

(Code 1983, § 20-404; Ord. No. 1023, § 2, 11-30-04; Ord. No. 2021-23, § 1, 11-10-21)

Sec. 110-183. Maximum lot coverage.

The maximum lot coverage in the R-1, single-family residential district is as follows:

(1) Residential use: Floor area ratio (FAR) 0.80. The maximum area of a lot or parcel to be covered by structures shall be 40 percent of the total area.

(2) Public owned parks and recreation facilities: Floor area ratio (FAR) 0.25.

(3) Public service facilities: Floor area ratio (FAR) 0.40.

(Code 1983, § 20-404; Ord. No. 1138, § 2, 12-9-08)

Sec. 110-184. Impervious surface ratio (ISR).

The impervious surface ratio (ISR) in the R-1, single-family residential district for all uses is 0.65.

(Code 1983, § 20-404; Ord. No. 1138, § 2, 12-9-08)

Secs. 110-185—110-200. Reserved.

[https://library.municode.com/fl/madeira\\_beach/codes/code\\_of\\_ordinances?nodeId=PTIIC00R\\_CH110\\_ZO\\_ARTVDI\\_DIV2SIMIRE](https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIIC00R_CH110_ZO_ARTVDI_DIV2SIMIRE)

# Madeira Beach Zoning and Future Land Use Interactive Map

Madeira Beach Zoning and Future Land Use Interactive Map

100 B St, Madeir: X Q Clear search location

Results:4

Madeira Beach	
FID	64
JURISDIC TI	Madeira Beach
ZONING	Single-Family Residential (R-1)
ACRES	1.881307
LOCAL_C ASE	
DATE_AM END	
AMENDE D_FR	
ORDINAN CE_	
NOTES	Converted by Panda Consulting - 072908

<https://madeirabeachfl.gov/community-development-documents/madeira-beach-zoning-and-future-land-use-interactive-map/>

Parcel Summary (as of 07-Jan-2025) ^

Parcel Number  
10-31-15-34452-231-0010

Owner Name  
ALSPAUGH, SAMANTHA NICOLE

Property Use  
0820 Duplex-Triplex-Fourplex

Site Address  
100 B ST  
MADEIRA BEACH, FL 33708

Mailing Address  
3303 CHESTNUT HILL CT  
WILLIAMSBURG, VA 23185-1472

Legal Description  
GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 1

Current Tax District  
MADEIRA BEACH (MB)

Year Built  
1948

Heated SF 1,992	Gross SF 2,256	Living Units 4	Buildings 1
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Land Area:  $\cong$  10,520 sf |  $\cong$  0.24 acres

Best Regards,

*Andrew Morris*

Andrew Morris, AICP  
 Long Range Planner  
 City of Madeira Beach  
 300 Municipal Drive  
 Madeira Beach, FL 33708  
 O: 727-742-3701  
 Email: [amorris@madeirabeachfl.gov](mailto:amorris@madeirabeachfl.gov)



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**From:** Marci Forbes <MForbes@madeirabeachfl.gov>  
**Sent:** Monday, January 6, 2025 1:39 PM  
**To:** Robin Gomez <RGomez@madeirabeachfl.gov>; Jenny Rowan <Jrowan@madeirabeachfl.gov>  
**Cc:** rob@robopenhaver.com <rob@robopenhaver.com>; Morris, Andrew <Amorris@madeirabeachfl.gov>  
**Subject:** RE: 400 B St

Andrew...please see question below.

Marci L. Forbes, PE, CFM  
Community Development Engineer  
727-313-0126  
[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



---

**From:** Robin Gomez <RGomez@madeirabeachfl.gov>  
**Sent:** Monday, January 6, 2025 1:08 PM  
**To:** Marci Forbes <MForbes@madeirabeachfl.gov>; Jenny Rowan <Jrowan@madeirabeachfl.gov>  
**Cc:** rob@robopenhaver.com  
**Subject:** 400 B St

What type of structures can be built: 4 fee simple town homes (4 separate tax ID's; 4 separate legal subdivisions)? Please advise. Thank you.

Parcel Number  
10-31-15-34452-231-0010

Owner Name  
ALSPAUGH, SAMANTHA NICOLE

Property Use  
0820 Duplex-Triplex-Fourplex

Site Address  
100 B ST  
MADEIRA BEACH, FL 33708

Mailing Address  
3303 CHESTNUT HILL CT  
WILLIAMSBURG, VA 23185-1472

Legal Description  
GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 1

Current Tax District  
MADEIRA BEACH (MB)

Year Built  
1948



*Rei J. Day*

**Madeira Beach City Manager**  
**727.580.8014**



[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)

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Disclaimer: Under Florida law (Florida Statute 688.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

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Item 5A.

AD 2026-01  
Attachment #9



**City of Madeira Beach**  
**Building Department**  
300 Municipal Drive  
Madeira Beach, FL 33708  
(727) 391-9951 Ext. 284

---

Date: Thursday, February 5, 2026

Project Number 2025-4539-BCOM  
Job Address: 100 B ST, MADEIRA BEACH, FL 33708  
Description of Work: New construction of 4 condos on this parcel

To whom it may concern;

Staff has completed its review of plans for the property that is to be located at 100 B ST, MADEIRA BEACH, FL 33708.

**Planning and Zoning Review pending by Joseph Petraglia**

Fourplex is not a permitted use in this zoning district (Sec. 110-177). Prior to plan review commencing, please provide occupational license from September of 2024 in order to rebuild the fourplex (Sec. 110-96(b)(6)). The city does not have any records of a business tax receipt having been issued to this property.

A handwritten signature in black ink that reads "Joseph Petraglia".

Joseph Petraglia, CFM  
Planner II  
(727) 603-0423  
jpetraglia@madeirabeachfl.gov

Resubmissions and revisions can be submitted in the customer portal at [www.mgoconnect.org](http://www.mgoconnect.org). Should you have any issues resubmitting your permit please contact building department at [buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov).

AD 2026-01  
Attachment #10

**Joseph Petraglia**

---

**From:** Samantha Alspaugh <samantha.alspaugh@gmail.com>  
**Sent:** Friday, February 6, 2026 2:16 PM  
**To:** Joseph Petraglia  
**Cc:** Rob Copenhaver  
**Subject:** Fwd: Project 2025-4539-BCOM - Plan Review Letter  
**Attachments:** Plan Review Letter.pdf

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.**

Hi Joe -

I received your letter yesterday regarding the business tax receipt requirement. I have to be honest - the snippet in the code section saying "business tax receipt required to maintain nonconformity" is very misleading to me. I have read the code multiple times and took it to mean I needed to show receipt of multi-family income on my taxes, which I did. I see now that I made an honest (and drastic) mistake.

I filed taxes on all rental income, had proper insurance, maintained the property to code, and had a primary mortgage on the property as my residence. The property is legally established, has 4 separate USPS addresses, 4 water/electric meters, and operated transparently with all reported rental income. This administrative oversight is a procedural error.

***My question: Can I retroactively obtain and pay for 2023-2024 business tax receipts for the rental property destroyed in Hurricane Helene?*** I'm happy to pay any fees, penalties, or back payments immediately to cure this.

The city's position effectively destroys my rebuilding rights over what amounts to a \$50-150/year administrative fee - exactly what Ordinance 2024-21 was passed to prevent. Additionally, Florida SB 180 was enacted specifically to help hurricane victims rebuild without unnecessary bureaucratic obstacles, and complete loss of rebuild rights over an administrative business tax receipt is a devastating penalty that seems to defeat the entire purpose.

We've been communicating together on this since October 2024. To be this close and only now receive this letter, is gut-wrenching.

Can we find a path forward? I'm available to meet, call, or provide any documentation needed.

Appreciate your time,  
Samantha

----- Forwarded message -----

**From:** <[no-reply@mygovernmentonline.org](mailto:no-reply@mygovernmentonline.org)>  
**Date:** Thu, Feb 5, 2026 at 4:13 PM  
**Subject:** Project 2025-4539-BCOM - Plan Review Letter  
**To:** SAMANTHA NICOLE ALSPAUGH <[Samantha.alspaugh@gmail.com](mailto:Samantha.alspaugh@gmail.com)>

AD 2026-01  
Attachment #11

## ORDINANCE 1111

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE CITY OF MADEIRA BEACH CODE OF ORDINANCES, SUBPART A (GENERAL ORDINANCES), AND SUBPART B (LAND DEVELOPMENT REGULATIONS) IN NUMEROUS AND VARIOUS SECTIONS THEREOF TO **CHANGE THE TERM "OCCUPATIONAL LICENSES" TO "LOCAL BUSINESS TAX RECEIPTS" SO AS TO COMPLY WITH THE SAME MODIFICATION MADE IN FLORIDA STATUTES;** AND TO AMEND SUBPART A (GENERAL ORDINANCES) CHAPTER 62 (TAXATION), ARTICLE II, (OCCUPATIONAL LICENSES, NOW RENAMED LOCAL BUSINESS TAX RECEIPTS) SO AS TO INCREASE THE LEVY OF THE LOCAL BUSINESS TAX RECEIPT BY FIVE PERCENT; BY PROVIDING FOR READING BY TITLE ONLY; BY REPEALING ORDINANCES IN CONFLICT; AND BY PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the entire City of Madeira Beach Code of Ordinances was modified to amend the term Occupational License to Local Business Tax Receipt as a result of recent state legislation and amends the tax schedule by increasing the amount in each category five percent; and

**WHEREAS**, the City of Madeira Beach Board of Commissioners believe these changes will be in the best public interest.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, as follows:**

**SECTION 1:** That Chapter 18 (Businesses), Article I (In General), Section 18-1 (Authority to levy regulatory fees), be amended as follows:

**CHAPTER 18      BUSINESSES**  
**ARTICLE I.        IN GENERAL**

**Sec. 18-1.        Authority to levy ~~regulatory fees~~ local business tax.**

Pursuant to Charter § 8.3, the board of commissioners may levy a reasonable local business tax ~~business, professional and occupational regulatory fees~~, commensurate with the cost of regulatory activity, including consumer protection, on such classes of businesses, professions and occupations, the regulation of which has not been preempted by the state or by the county. The levy of ~~business, professional and occupational fees~~ a local business tax shall be by ordinance.

(Ord 1111-05/08/07; Code 1983, § 19-201)

**SECTION 2:** That Chapter 42 (Offenses and Miscellaneous Provisions), Section 42-8 (Aircraft operation), be amended as follows:

AD 2026-01  
Attachment #12

**ORDINANCE NO. 824**

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING CHAPTER 20 (LAND DEVELOPMENT REGULATIONS) OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH BY AMENDING ARTICLE VI (SUPPLEMENTARY USE REGULATIONS), BY AMENDING SECTION 20-611 ENTITLED "NONCONFORMANCES" AND RE-ENACT SECTION 20-612 ENTITLED "REBUILDING AFTER A CATASTROPHIC LOSS; BY PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; AND BY PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** the City Building and Zoning Department has received numerous inquires from real estate agents, insurance companies, mortgage lenders and condominium property owners concerning its policy regarding the rebuilding of nonconforming structures following a catastrophic loss; and

**WHEREAS,** prior to 1990 the City Land Development Code contained special provisions which allowed property owners to rebuild nonconforming structures destroyed by a catastrophic disaster to their previous configuration providing that the new structure complied with the floodplain regulations in affect at the time of the disaster; and

**WHEREAS,** the provision identified as Section 20-612: Rebuilding After a Catastrophic Loss was deleted from the Land Development code during 1990; and

**WHEREAS,** the current Land Development Code only permits a nonconforming structure or portion thereof, if damaged by fire, natural elements or force to an amount equal to or greater than 50 percent of its current fair market value as of the day immediately preceding such damage to be reconstructed in accordance with the provisions of Article IV District Regulations for the district in which it is located and the Floodplain Management Regulations established in Article VIII of the Land Development Code; and

**WHEREAS,** removal of the pre 1990 rebuilding provision from the City Land Development Code has created an extreme hardship for all multi-family property owners who have tried to buy, sell or refinance their dwelling; and

**WHEREAS,** allowing structures to be rebuilt following a catastrophic loss to densities which existed prior to the declared disaster would not be inconsistent with the policies and objectives of the City Comprehensive Plan; and

**WHEREAS,** historical data shows that communities who have adopted strict regulations prohibiting the rebuilding of structures to nonconforming densities and standards following catastrophic losses, have waived these requirements following the actual disaster; and

**WHEREAS,** the Planning Commission has reviewed Section 20-611 and 20-612 on April 11, 1994 and May 9, 1994; and

**WHEREAS,** the Planning Commission members have unanimously recommended that the Board of Commissioners approve this proposed amendment to Chapter 20 as being in the best interest of our citizens.

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSIONERS OF THE CITY OF MADEIRA BEACH, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1:** That Chapter 20 (Land Development Code) of the Code of Ordinances of the City of Madeira Beach, Florida, be hereby amended by adding additional text to Article VI (Supplementary Use Regulations), Section 20-611 entitled "Nonconformances", as displayed below:

**ARTICLE VI. SUPPLEMENTARY USE REGULATIONS**

**Section 20-611. NONCONFORMANCES.**

A. **Purpose and Intent.** It is the intent of this section to provide for the continuance of lawful nonconformities, without unduly restricting the owners ability to maintain or improve their property, but to restrict further investment which would make the nonconformity more permanent. This section is intended to permit lawful nonconforming uses and structures created by the adoption of this Code to continue, until removed by economic or other forces. This section is intended to discourage the continuation of nonconformities as they are incompatible with the provisions of the City of Madeira Beach Comprehensive Plan and this Code.

All rights and obligations associated with a nonconforming status run with the property, are not personal to the present ownership or tenant, and are not effected by a change of ownership or tenancy, unless abandoned.

B. **Classification.** Nonconformities are classified as:

1. Lots
2. Uses of land and structures
3. Structures
4. Characteristics of use

A nonconformity may also be created where lawful public taking or actions pursuant to a court order create violations of this Chapter.

C. Intent Concerning Nonconforming Property, Structures and Uses. It is the intent of this Chapter that these nonconformities shall be considered to be incompatible with the permitted uses within the City districts. Such nonconformities shall not be enlarged or extended in any respect.

1. Nonconforming Lots.

a. Use of Single, Nonconforming Lots for Residential Districts. Notwithstanding the maximum density requirements of the Comprehensive Plan, in residential districts, the single family and customary accessory structures may be erected, reconstructed, occupied and used on separate nonconforming lots of record which are not in continuous frontage with other lots in the same ownership in accord with other requirements applying in the separate districts.

b. Use of Single, Nonconforming Lots for Nonresidential Uses. In other than residential districts, a nonconforming lot of record which is not in continuous frontage with other lots in the same ownership, may accommodate uses permitted within that district in accordance with other requirements applying in that district.

c. Rules Concerning Combination of Contiguous Nonconforming Lots in Same Ownership and With Continuous Frontage.

1. Where Nonconforming Status was Created at Enactment or Amendment of this Code or of the Comprehensive Plan. Where more than one nonconforming lot of record in single ownership and with continuous frontage exists, they shall be combined and considered a single zoning lot. The Zoning Administrator shall authorize their use only when the lot area and lot width requirements for the district in which the lots are located are satisfied. Full setback requirements shall apply to all of the newly created lots.

2. Combination Not Required Where Nonconformity Created by Public Taking or Court Order. Where the nonconforming lots were created by public taking action or as a result of a court order, a combining of the individual lots shall not be required.

2. Nonconforming Uses. Nonconforming uses of land shall be brought into conformance as soon as reasonably possible, but may continue provided:

a. There shall be no enlargement, increase in activity or alterations to the use, permanent structure or both.

- b. Such nonconforming uses may not be enlarged, extended, altered or replaced, except for a change to a permitted use in the district in which located and as provided in (3) below.
  - c. A nonconforming use may be extended through portions of a building manifestly arranged or intended for such use, but not otherwise extended, and shall not extend to occupied land outside such building, or any additional building not used for such nonconforming use at the time that the nonconforming use status was established. If the nonconforming uses cease for any reason for more than six (6) months, or is replaced by a conforming use, subsequent use shall conform to the regulations of the district in which such use is located.
  - d. No such nonconforming use shall be relocated or moved to any portion of the lot other than that occupied at the time that the nonconforming status was created.
  - e. When a building or structure devoted to a nonconforming use is damaged or deteriorated, as determined by the Zoning Administrator, to the extent of 50 percent or more of the building's or structure's fair market value, such building, if restored, shall thereafter be devoted to conforming uses.
  - f. When a nonconforming use is changed, modified or diversified to meet requirements of a conforming use, the building or structure in which the use is located shall conform to the development standards and regulations as set forth in this Code.
3. **Nonconforming Structures.** Where a lawful structure exists at the time of the passage or amendment of this Chapter which could no longer be built under the terms of this Chapter by reason of restrictions on area, lot coverage, height, or other characteristics of the structure or location on lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
- a. That any addition, alteration or renovation to the structure shall not increase the degree of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, patio roof, storage area or other non-habitable area into a habitable area unless specifically approved by the Board of Adjustment. Structural changes which decrease the degree of nonconformity shall be permitted. Structures that are non-conforming due solely to their flood elevation may be altered in accordance with the provisions of Article VII.
  - b. A nonconforming structure or portion thereof, if damaged by fire, natural elements or force to an amount equal to or greater than 50 percent of its current fair market value as of the day immediately preceding such damage, may only be reconstructed in accordance with the provisions of Article IV

District Regulations for the district in which it is located and the Floodplain Management Regulations established in Article VIII of the Land Development Code or as otherwise provided in Section 20-612.

- c. Should the damage be less than 50 percent of its current fair market value, then repairs may be made under the "grandfathered" zoning district regulations, provided that they shall be made within one (1) year after such damage. All repairs must be made to comply with current building codes and not be in violation of the provisions of the Floodplain Management Regulations and other applicable Codes of the City of Madeira Beach. In the event that the repairs have not been completed within one (1), the structure shall not be further repaired or rebuilt, except in conformity with the entire requirements of this Code.
  - d. Routine repairs and maintenance of nonconforming structures, fixtures, wiring and plumbing, or the repair or replacement of non-load bearing walls shall be permitted.
4. Nonconforming Characteristics of Use. Nonconforming characteristics of use which may include, but not limited to inadequate parking and loading facilities, inappropriate landscaping, lighting, emissions, etc., may continue to operate but shall not be expanded, altered, changed or relocated in such a manner as to increase the degree of nonconformity.
- D. Nonconforming Structures Unsafe for Reasons Other Than Lack of Maintenance. Nonconforming structures or portions thereof which are declared unsafe by the Building and Zoning Official or other competent authority, but not because of lack of maintenance, may be repaired and restored except as provided in Section 3 above.

**SECTION 2:** That Chapter 20 (Land Development Code) of the Code of Ordinances of the City of Madeira Beach, Florida, be hereby amended by amending Article VI (Supplementary Use Regulations), by re-enacting Section 20-612 entitled "Rebuilding After a Catastrophic Loss", as displayed below:

**ARTICLE VI. SUPPLEMENTARY USE REGULATIONS**

**Section 20-612. REBUILDING AFTER A CATASTROPHIC LOSS.**

- A. **Declaration of Disaster Area.** A disaster area is any area of major multiple property loss in which the Madeira Beach Board of Commissioners, Pinellas county Board of County Commissioners, the Governor of Florida or the Federal Government declares the loss a disaster area.
- B. **Rebuilding Regulations.**
1. **Single-Family.** May be rebuilt if it complies with all existing regulatory Codes and provisions of Chapter 20.
  2. **Duplexes on a Nonconforming Lot.** May be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements and flood plain regulations effective at the time of building permit application.
  3. **Multi-Family in R-1 and R-2 on a Nonconforming Lot.** Same as duplexes, except they must comply with the parking regulations as contained in their Certificate of Occupancy.
  4. **Multi-Family, Hotel, Motel, Motor Lodges.** May be rebuilt to same density, height and side setbacks, but must comply with the front setback, Pinellas County Coastal Construction Control Line, Flood Plain Regulations, Fire Codes, and parking regulations as contained in their Certificate of Occupancy and any other requirements effective at the time of building permit application.
  5. **Commercial.** May be rebuilt within the same footprint and having the same parking spaces available at the time of disaster, but would have to meet minimum FEMA regulations for elevated structures and/or floodproofed to the required height per the National Flood Rate Insurance Map for its commercial location.
  6. **Occupational License Required.** Failure to have a current required Occupational License in force at the time of declared disaster will prevent this Section (20-612) from applying to that property.

**SECTION 3:** That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

**SECTION 4:** That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

**PASSED ON FIRST READING** at a meeting of the Board of Commissioners of the City of Madeira Beach, Florida, held on the 20th day of September, 1994.

**PUBLISHED THE** 3rd day of October, 1994. (CITY CHARTER 7.3.b.)

**PASSED ON SECOND READING AND PUBLIC HEARING** this 18th day of October, 1994.

**AYES:** (4) Commissioners Alloway, Derry, Merrill  
Mayor De Cesare

**NAYS:** (0)

**ABSENT:** (1) Commissioner Parker

**ABSTAIN:** (0)



**Tom De Cesare**  
**MAYOR-COMMISSIONER**

**ATTEST:**



**Denise M. Schlegel**  
**CITY CLERK**



**AD 2026-01**  
**Attachment #13**



**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**

[www.pcpao.gov](http://www.pcpao.gov)

[mike@pcpao.gov](mailto:mike@pcpao.gov)

Run Date: 18 Mar 2026

Subject Parcel: 10-31-15-34452-231-0010

Radius: 300 feet

Parcel Count: 53

Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

REPH, JOHN W TRE  
REPH, JOHN W REV TRUST  
1958 PLEASANT MAPLE CT  
BRADENTON, FL 34211-0527

GARDNER, JOHN W TRE  
BRUMLEY, PATRICIA A TRE  
221 E ROBERTSON ST  
BRANDON, FL 33511-5234

HOLLOHAN, MITCHELL  
2363 CREIGHTON ST  
HALIFAX NS B3K 3R8,  
CANADA

HALLAM, DONNA J TRE  
HALLAM, DONNA J REV FAMILY TRUST  
511 BAYWOOD DR S  
DUNEDIN, FL 34698-2012

ACHARYA, ARVIND  
ACHARYA, SUJATHA M  
3284 ALDER AVE  
FREMONT, CA 94536-3502

MATTIO, JOSEPH  
MATTIO, STEFANIA  
174 MAPLE HILL RD  
HUNTINGTON, NY 11743-2113

GIBSON, SUSAN M  
OWENS, JOANN M  
2350 PRAIRIE HOLLOW RD  
IMPERIAL, MO 63052-3013

PARTYKA, OLEG  
PARTYKA, OKSANA  
30425 200TH AVE SE  
KENT, WA 98042-9500

CONTRERAS, HECTOR C  
CONTRERAS, KRISTIE L  
22227 RIVER ROCK DR  
LAND O LAKES, FL 34639-4627

MACKENZIE, NETTIE W HICKEY  
FALLON, DIANA  
14069 W PARSLEY DR  
MADEIRA BEACH, FL 33708

DEMEIS, JOHN  
LINFORD, MICHELLE  
14094 N BAYSHORE DR  
MADEIRA BEACH, FL 33708-2266

BARKER, MARY M  
RAGAN, PHILIP K  
14097 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

AULT, JOSEPH MURRAY JR  
AULT, PATRICIA ANN  
14085 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

ZIRNESKIE, SUSAN A  
GERBASE, WALTER P  
14041 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

FULLE, DOUGLAS D  
FULLE, MICHELLE L  
418 S BAYSHORE DR  
MADEIRA BEACH, FL 33708-2306

PILEWSKI, JOSEPH B  
PRINC, YOLANDA GAYE  
14045 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2335

MASONIC LODGE 291  
GULF BEACH F & A M  
14020 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

BARREIRO, MICHELLE  
REEBER, JOHN  
14038 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

TAYLOR, RUSSELL EDEN  
PHYALL, KANDACE TAYLOR  
14040 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

FERRO, ABIGAIL  
FERRO PROPERTIES LLC  
14066 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

KIEWIET, STEPHEN  
THIES-KIEWIET, TRACY  
14102 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2347

COSTA, PHILIP  
COSTA, STEPHANIE  
14071 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2350

TEDESCO-GAMBLE, CHERIE  
GAMBLE, WILLIAM DAVID  
706 SUNSET CV  
MADEIRA BEACH, FL 33708-2385

VAN KEYMEULEN, GEORGETTE TRE  
VAN KEYMEULEN, GEORGETTE LIVING TRUST  
17076 DOLPHIN DR  
NORTH REDINGTON BEACH, FL 33708-1324

JENDRUCKO, JASON  
JENDRUCKO, LORI  
3824 W CARMEN ST  
TAMPA, FL 33609-1202

ENGLER, JAMES  
ENGLER, KATHLEEN  
38 LAKE DR W  
WAYNE, NJ 07470-5733

REILLY, JENA  
14059 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2367

10426 E PARSLEY ST TRUST  
4590 N WEST SHAFER DR  
MONTICELLO, IN 47960-7065

KILLIUS AND CHASSIN DEVELOPMENT LLC  
14080 W PARSLEY DR  
MADEIRA BEACH, FL 33708

RAGAN, PHILLIP K  
14097 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

TANGNEY, VICKI  
14031 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

J&G SHADDAI INVESTMENT LLC  
840 SW 129TH PL UNIT 107  
MIAMI, FL 33184-2117

OLIVA LAND & SAND LLC  
3104 N ARMENIA AVE STE 1  
TAMPA, FL 33607-1658

TRUSA HOMES LLC  
7718 N FLORIDA AVE  
TAMPA, FL 33604-4107

VANDERWAAL, DENNIS R  
9483 BRENDA DR  
ROSCOE, IL 61073-9470

TULLY, MARK  
16606 FOOTHILL DR  
TAMPA, FL 33624-1051

BERVEN, KELLY  
14039 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

PEARCE, MYRNA T  
621 OSCEOLA AVE  
WINTER PARK, FL 32789-4429

ROWLES, MAHLAH C  
14076 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

DANH, TIN  
5585 58TH AVE N  
ST PETERSBURG, FL 33709-2045

HELBIG, REBECCA  
9000 VERNON VIEW DR  
ALEXANDRIA, VA 22308-2843

REINHARDT, PAULA J  
14029 E PARSLEY DR  
MADEIRA BEACH, FL 33708-2301

KAREKA, STEVEN  
9757 COMMODORE DR  
SEMINOLE, FL 33776-1137

MOUNT, DAWN  
14026 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

RICHARD, STEVEN  
5412 LEILANI DR  
ST PETE BEACH, FL 33706-2325

BRODERICK, FREDERICK  
14077 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2350

PROPERTIES OF TI LLC  
310 ORANGE ST UNIT 356  
OZONA, FL 34660-9715

HERNANDEZ, BRENDA YANET FERNANDEZ  
105 147TH AVE  
MADEIRA BEACH, FL 33708-2125

HASBUN, ELIAS TRE  
1263 JUNGLE AVE N  
ST PETERSBURG, FL 33710-4329

WELTER, JOHN  
4564 WOODBRIAR DR  
TOLEDO, OH 43623-1544

MORGAN, TONY  
48 LAKE VIEW DR  
OSWEGO, NY 13126-6014

PARADISE POINT CONSTRUCTION LLC  
58 NEPTUNE AVE  
ORMOND BEACH, FL 32176

DECALDAS, FERNANDO  
3 RUTLEDGE RD  
PINE BROOK, NJ 07058-9611



**PUBLIC NOTICE OF SPECIAL MAGISTRATE HEARING**

**CITY OF MADEIRA BEACH  
300 MUNICIPAL DRIVE  
MADEIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **April 6, 2026, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

**THIS APPLICATION IS FOR A SPECIAL MAGISTRATE APPEAL OF DECISION  
2026-01**

- Application:** AD 2026-01
- Applicant:** Samantha Alspaugh
- Property Owner(s):** Samantha Alspaugh
- Property Address:** 100 B St Madeira Beach, Florida 33708
- Parcel ID:** 10-31-15-34452-231-0010
- Legal Description:** GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 1
- Zoning/Future Land Use:** Single-Family Residential (R-1), Residential Urban

**Request:** Appealing the City’s determination that the nonconforming fourplex may not be rebuilt.

**Specific Code Provisions:**

Sec. 110-93. – Intent concerning nonconforming property, structures and uses.

(2) *Nonconforming uses.* Nonconforming uses of land shall be brought into conformance as soon as reasonably possible, but may continue provided:

- a. There shall be no replacement, enlargement, increase in activity or alterations to any nonconforming use, permanent structure or both.
- b. No such nonconforming use shall be relocated or moved to any portion of the lot other than that occupied at the time that the nonconforming status was created.
- c. When a nonconforming use is changed, modified or diversified to meet requirements of a conforming use, the building or structure in which the use is located shall conform to the development standards and regulations as set forth in this Code.
- d. If any nonconforming use, or any portion thereof, ceases for any reason for more than one year (365 days), the grandfather status of the nonconforming use shall terminate and all subsequent uses shall conform to the regulations of the district in which such use is located.

(3) *Nonconforming structures.* Where a lawful structure exists at the time of the passage or amendment

of the land development regulations which could no longer be built under the terms of the land development regulations by reason of restrictions on area, lot coverage, height, or other characteristics of the structure or location on lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

b. A nonconforming structure or portion thereof, if damaged by fire, natural elements or force to an amount equal to or greater than 50 percent of its current fair market value as of the day immediately preceding such damage, may only be reconstructed in accordance with the provisions of article V of this chapter regarding district regulations for the district in which it is located and the floodplain management regulations established in [chapter 94](#) of this Code or as otherwise provided in this article.

Sec. 110-95(c) Local business tax receipt required. Failure to have a current required local business tax receipt, where applicable, in force at the time of declared disaster will prevent this section from applying to that property.

Sec. 110-96(b)(6) *Occupational license required*. Failure to have a current required occupational license in force at the time of declared disaster will prevent this section from applying to that property.

**Note:** You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to [planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov). *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.*

**Posted:** March 27, 2026, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



Item 5A.

### NOTICE OF INTENT TO BE AN AFFECTED PARTY

#### AFFECTED PERSON INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

#### APPLICATION INFORMATION

Case No or Application No., whichever applies: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Affected Person

\_\_\_\_\_  
Date

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes 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. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



# AFFIDAVIT OF POSTING

Date: 3/27/2026

Postings for: AD 2026-1

Before me this day Lisa Schermone personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Schermone  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to and subscribed before me this 27<sup>th</sup> day of March, 20 26.

Personally known or produced \_\_\_\_\_ as identification.



Notary Public Stamp

Barbara A Scott  
Notary Public

3/27/26  
Date

\*Copy of public notice is attached.



# AFFIDAVIT OF MAILING

Date: 3/27/2026

Mailings for Case # AD 2026-1

STATE OF FLORIDA  
COUNTY OF PINELLAS

Before me this day Lisa Shekman personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Sworn and subscribed before me this 27<sup>th</sup> day of March, 2026.

Personally known or produced \_\_\_\_\_ as identification.

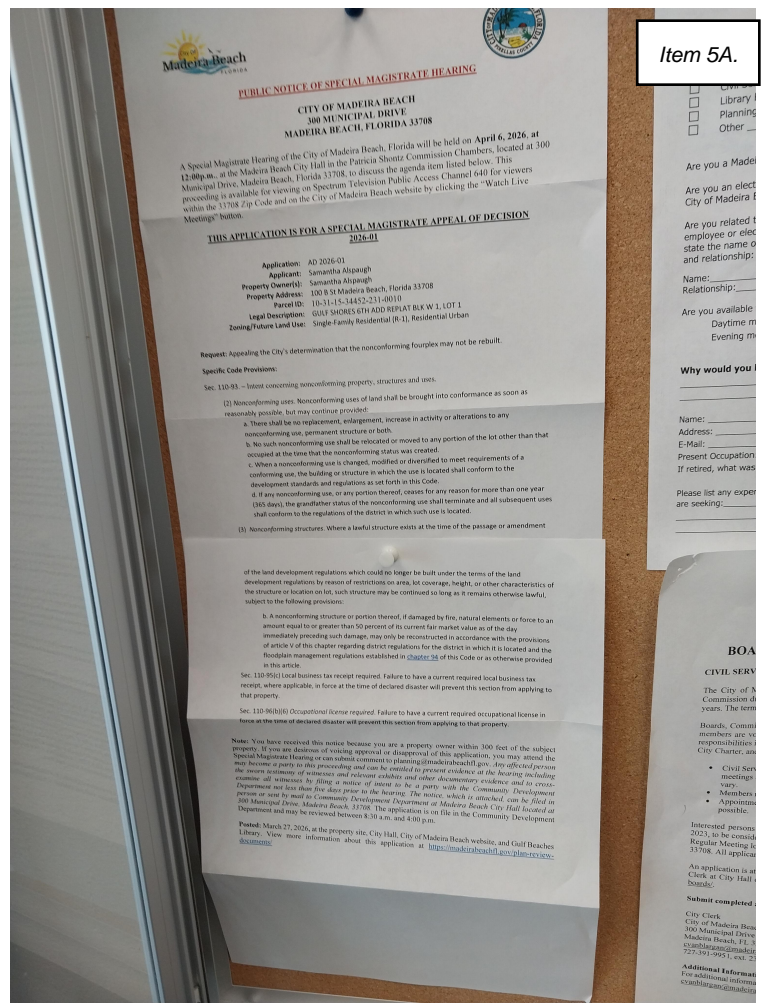
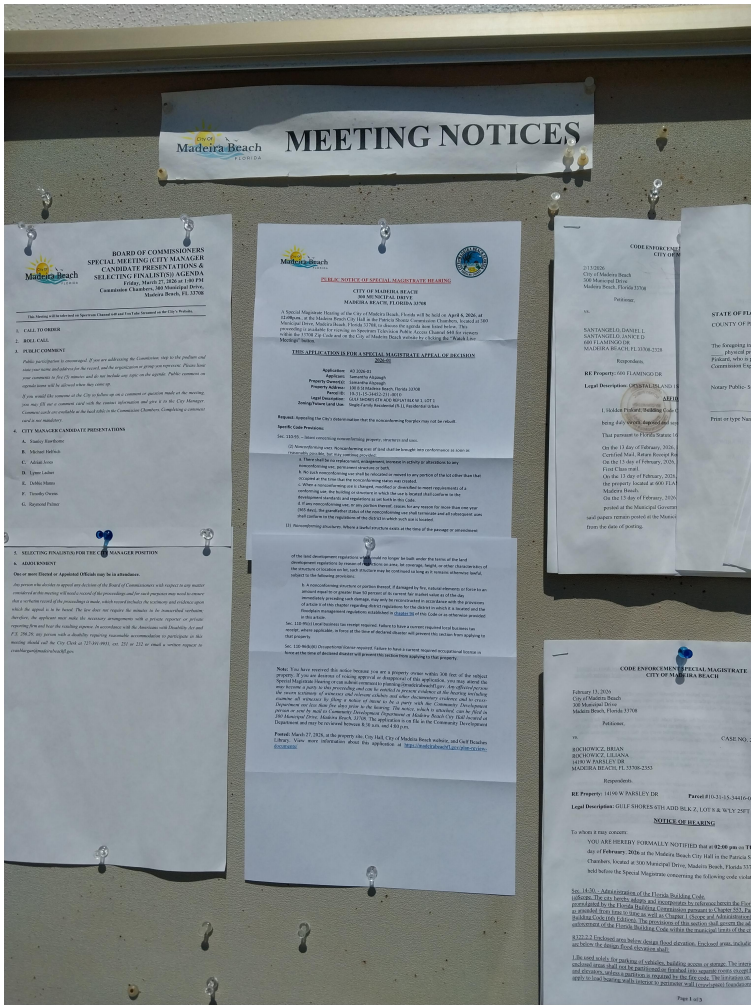


Notary Public Stamp

Barbara A. Scott  
Notary Public

3/27/26  
Date

\*Copy of public notice is attached.



Item 5A.



Department / Community Development Documents / Plan Review Documents

# Plan Review Documents

## Special Magistrate Administrative Appeal

April 6, 2026 Special Magistrate Meeting

[AD 2026-01 100 B ST Agenda Packet](#)

## Special Magistrate Variances and Special Ex Uses



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
**(as of 27-Mar-2026)**

Parcel Number

**10-31-15-04536-000-0030**

- Owner Name  
**LA POINT, BRIDGET**
- Property Use  
**0110 Single Family Home**
- Site Address  
**913 BAY POINT DR  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**4250 34TH ST S  
ST PETERSBURG, FL 33711-4545**
- Legal Description  
**BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**2017**

Living SF	Gross SF	Living Units	Buildings
<b>5,050</b>	<b>8,960</b>	<b>1</b>	<b>1</b>

Item 5B.

**Parcel Map**



Powered by Esri (<http://www.esri.com/>)

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	
2026	Yes	100%		
2025	Yes	100%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">20813/1797</a>	\$3,632,100	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	54/74

**2025 Final Values**


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$3,059,077	\$1,422,306	\$1,371,584	\$1,397,306	\$1,371,584

Item 5B.

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$3,496,240	\$1,472,396	\$1,422,396	\$1,447,396	\$1,422,396
2023	Y	\$3,167,398	\$1,429,511	\$1,379,511	\$1,404,511	\$1,379,511
2022	Y	\$2,696,816	\$1,387,875	\$1,337,875	\$1,362,875	\$1,337,875
2021	Y	\$1,894,661	\$1,347,451	\$1,297,451	\$1,322,451	\$1,297,451
2020	Y	\$1,328,847	\$1,328,847	\$1,278,847	\$1,303,847	\$1,278,847

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18-Dec-2019	\$0	<u></u>	I	CIRCEE THE EURO GODDESS LLC	LA POINT BRIDGET	20813/1797
11-Jan-2014	\$503,000	<u></u>	V	CLEARWATER BEACH FL FLORIDA CRE HOLDINGS LLC	CIRCEE THE EURO GODDESS LLC	18537/2220
11-Jan-2013	\$100	<u></u>	V	CB FL CRE HOLDINGS LLC	CIRCEE THE EURO GODDESS LLC	17858/2214
26-Nov-2012	\$401,800	<u></u>	V	LOCATIONS INC	CB FL CRE HOLDINGS LLC	17802/0041
04-Apr-2001	\$362,500	<u>Q</u>	I	DOHERTY DAN E	LAPPOINT, BRIDGET	11298/0645

**2025 Land Information**

Land Area: ≈ 10,934 sf | ≈ 0.25 acres Frontage and/or View: Intracoastal Seawall: Yes

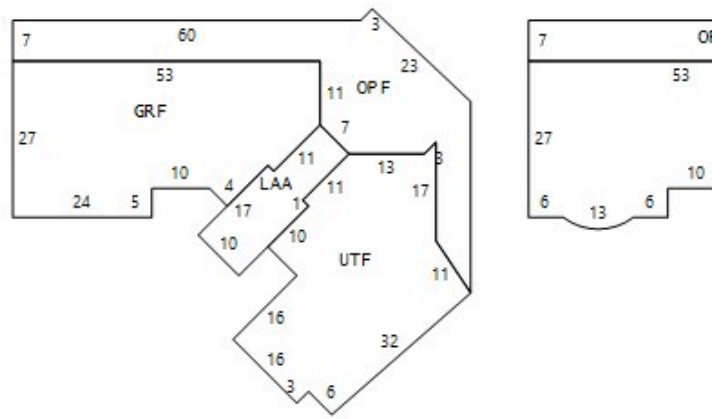
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	97x107	\$12,500	97.00	FF	.9568	\$1,160,120

**2025 Building 1 Structural Elements and Sub Area Information**

67

Structural Elements	Sub Area	Living Area SF	Gross Area SF	Item 5B.
Foundation:	Wood Piles Below Ground Footing	Base (BAS):	3,006	3,006
Floor System:	Wood	Upper Story (USF):	1,796	1,796
Exterior Walls:	Cb Stucco/Cb Reclad	Lower Area Access (LAA):	248	248
Unit Stories:	3	Garage (GRF):	0	1,228
Living Units:	1	Open Porch (OPF):	0	1,610
Roof Frame:	Gable Or Hip	Utility (UTF):	0	1,072
Roof Cover:	Concrete Tile/Metal	<b>Total Area SF:</b>	<b>5,050</b>	<b>8,960</b>

Year Built: 2017  
 Building Type: Single Family  
 Quality: Excellent  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Heating: Central Duct  
 Cooling: Cooling (Central)  
 Fixtures: 21  
 Effective Age: 9



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ELEV RES	\$43,000.00	1	\$43,000	\$33,110	2017
PATIO/DECK	\$28.00	44.0	\$1,232	\$949	2017
PATIO/DECK	\$28.00	115.0	\$3,220	\$2,479	2017

**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.

Item 5B.

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>
<a href="#">2024-4251-MECH</a>	HEAT/AIR	12/04/2024	\$26,900
<a href="#">1949</a>	MISCELLANEOUS	09/27/2017	\$8,000
<a href="#">201500039</a>	ADDITION/REMODEL/RENOVATION	01/22/2015	\$100,000
<a href="#">PER-H-CB283704</a>	NEW IMPROVEMENT	10/07/2003	\$323,118
<a href="#">PER-H-CB278296</a>	DEMOLITION	07/07/2003	\$0
<a href="#">9900028</a>	SEA WALL	02/17/1999	\$12,900
<a href="#">97855</a>	PATIO/DECK	02/10/1998	\$950

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

OCTOBER 7, 2025

LA POINT, BRIDGET  
4250 34<sup>TH</sup> ST S  
ST PETERSBURG, FL 33711-4545  
Case Number: CE-25-137

**RE Property:** 913 BAY POINT DR

**Parcel #**10-31-15-04536-000-0030

**Legal Description:** BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

**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. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(2)Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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):**

Abandoned boat stored on property.

**Corrective Action(s):**

Sailboat must be removed from property.

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

Follow up date:

**OCTOBER 21, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@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](http://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.

Oct 6, 2025 at 1:10:23 PM  
916 Bay Point Dr  
Madeira Beach FL 33708  
United States



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**

JANUARY 06, 2026

LA POINT, BRIDGET  
4250 34<sup>TH</sup> ST S  
ST PETERSBURG, FL 33711-4545  
Case Number: CE-25-137

**RE Property:** 913 BAY POINT DR

**Parcel #**10-31-15-04536-000-0030

**Legal Description:** BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

**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. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(2)Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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**Violation Detail(s):**

Abandoned boat stored on property.

**Corrective Action(s):**

Sailboat must be removed from property.

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

Follow up date:

**OCTOBER 21, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@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](http://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.

Oct 6, 2025 at 1:10:23 PM  
916 Bay Point Dr  
Madeira Beach FL 33708  
United States



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.

January 14, 2026

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

**2<sup>nd</sup> Targeted Attack by City via Code Enforcement Misapplying Code**

**To: Legal Counsel, City Mngt, Building and Fire Departments, Contracted Policing & Risk Mngt**

**Reference: City Induced Storage/42 Foot Sailboat/Our Property & Related Public Records Request  
(Parcel #10-31-15-04536-000-0030 AKA 913 Bay Point Drive, Madeira Beach, FL 33708)  
(October 19<sup>th</sup> Three-Page Letter Response to First Attack for Case Number CE-25-137)  
(Timely and Appropriate Plan of Corrective Action Submitted to Meet Previous Attack)**

**To Whom It May Concern:**

**Congratulations are certainly in order for SHOCKING us again by sending another threatening letter asking us to remove the monstrous sailboat City Officials caused to be stored on our property.**

**We were definitely expecting to hear back from you but we ASSUMED it would be follow-up contact to remove the vessel and repair the damage caused to our home, landscape and seawall.**

**Instead, we received an almost IDENTICAL Code Enforcement Letter where the only CHANGE we could find is the first-page date of the letter. The sender didn't even change the reinspection date. It still says we have until October 21, 2025. Please remember we NEVER owned or STORED a boat.**

**Since we don't have a working TIME MACHINE it seemed obvious to us that we would have to settle for a more legally defensible position that a court and/or the Department of Financial Services (DFS) would accept as a legitimate response to the City's tyrannical and frightfully disturbing actions!**

**For sure, we find ourselves wondering again are these attacks purely black prejudice, anti-Trump sentiment at Madeira Beach City Hall, government intimidation and harassment, or perhaps typical COVER YOUR ASS strategies being used when City Officials KNOW they've screwed up ROYALLY and are hoping the problem will get better with more wasted time and related purposeful delays.**

**To that end, it would seem EXTREMELY unlikely that you haven't already held meetings and had many discussions with city staff and contracted agents to VALIDATE the facts presented in our previous submittal which included CORRECTIVE ACTION requested by the City's Code Enforcement letter within the time frame suggested in your October 7<sup>th</sup> Letter.**

**Well AGAIN, we will strive to take the higher road and stick to tangible progress by ending this response letter with a Public Records Request that should help us gain a better understanding of our next TO DO list in moving forward with this case. Hopefully, we can get our preliminary answers without the necessity of a FORENSIC audit of Madeira Beach operations and/or the DISCOVERY process itself if needed.**

(Page 1 of 2)

For judicious and legal prudence, I will resubmit herein this new follow-up mailing an EXACT copy of our timely and appropriate Corrective Action from before since it was DULY SENT prior to your latest January 6<sup>th</sup>, 2026 Letter asking us to meet the historical deadline of October 21<sup>st</sup>, 2025:

- a) We DEMAND that the RESPONSIBLE PARTY (the City of Madeira Beach), hereafter CITY, remove the abandoned boat that THEY CAUSED to be stored on OUR property immediately or within a REASONABLE time frame and to do so at their EXPENSE and without causing additional harm to our house, property, seawall or landscape.
- b) We further DEMAND that the CITY fully permit and pay for a reasonable solution to repair the damage to the SEAWALL. The OWNERS are willing to accept a solution by a reputable licensed, bonded and insured construction AGENT to deal with the cracking and weakened state of the seawall CAUSED by the sheer weight of the sailboat dragged sideways to its current resting place at the end of the TAUNT ANCHOR CHAIN placed by CITY officials.
- c) We also DEMAND that the City REPAIR and/or REPLACE the landscaping issues adjacent to the sailboat and any palm tree problems caused by their FAILED solution.
- d) If this ends up in court, we will vigorously go after all costs and damages within our right to recapture from the CITY including storage fees for your use of our property to store boat.
- e) Likewise, we will assemble a comprehensive legal team that will judiciously search all available statutes, contracts, public benefits, allowable statutory, litigation components, and any related fee-shifting and allowable attorney fees. We fully expect the Discovery process to highlight just how poorly the CITY handled these issues including news items.

Please send us copies of emails, correspondence, meeting minutes, summaries, agendas, reports, investigations, and similar communications and logs between employees, staff, management, and others involved in either causing, participating or deliberating regarding this sailboat ending up on our private property while we were away on business in Europe. We have the BOAT CITATION info.

In lieu of this, the City could fix this problem by moving forward quickly with removing the vessel, correcting the damage caused previously as outlined in our October 19<sup>th</sup>, 2025 letter hand-delivered to Madeira Beach City Hall with appropriate staff signatures and meetings with me personally.

May God richly bless you for doing the right thing regarding these problems and richly bless our efforts to get this resolved amicably. We trust and hope for the best outcome and pray that God will be glorified by all those involved!

Kind regards,



Bridget La Point  
913 Bay Point Drive  
Madeira Beach, FL 33708  
[lapointb@msn.com](mailto:lapointb@msn.com)  
Phone: (727) 412-2004

Notary Seal, Signature and Date:



PRESS FIRMLY TO SEAL



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PRIORITY MAIL  
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FROM:

Bridget LaPoint  
913 Bay Point Dr.  
Madina Beach, FL  
33708

TO: City of Madina Beach  
300 Municipal Dr.  
Madina Beach, FL  
33708

Label 228, March 2016

FOR DOMESTIC AND INTERNATIONAL USE

This package is made from post-consumer waste. Please recycle - again.

This packaging is the property of the U.S. Postal Service® and is provided solely for use in sending Priority Mail® and Priority Mail International® shipments. Misuses may be a violation of federal law. This package is not for resale. EP14F © U.S. Postal Service; October 2023; All rights reserved.

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

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-137

LA POINT, BRIDGET  
4250 34TH ST S  
ST PETERSBURG, FL 33711-4545

Respondents.

**RE Property:** 913 BAY POINT DR      **Parcel #**10-31-15-04536-000-0030

**Legal Description:** BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

**AFFIDAVIT OF SERVICE**

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 913 BAY POINT DR, Parcel #10-31-15-04536-000-0030 the City of Madeira Beach.

On the 27 day of March, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



**Holden Pinkard, Building Compliance Supervisor  
City of Madeira Beach**

**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 26 day of March, 2026, by Holden Pinkard, who is personally known to me or produced \_\_\_\_\_ as identification.  
My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



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

March 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-137

LA POINT, BRIDGET  
4250 34TH ST S  
ST PETERSBURG, FL 33711-4545

Respondents.

**RE Property:** 913 BAY POINT DR

**Parcel #**10-31-15-04536-000-0030

**Legal Description:** BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD 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. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

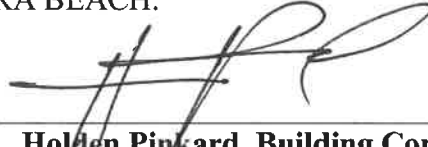
(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(2)Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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.



---

**Holden Pinkard. Building Compliance Supervisor  
City of Madeira Beach**

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

March 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-137

LA POINT, BRIDGET  
4250 34TH ST S  
ST PETERSBURG, FL 33711-4545

Respondents.

**RE Property:** 913 BAY POINT DR

**Parcel #** 10-31-15-04536-000-0030

**Legal Description:** BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **APRIL, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(2)Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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 Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

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

Dated this 21 day of MARCH, 2026.



**Holden Pinkard, Building Compliance Supervisor  
City of Madeira Beach**

March 27, 2026 at 11:24:14 AM

CITY OF MADEIRA BEACH

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

CASE NO. 26-27

vs.

RED RIVER PROPERTY GROUP LLC  
3413 MONTANA AVE  
BIRMINGHAM, AL 35202

Respondent,

Parcel #15-31-15-04336-005-0070

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK 8, LOT 7

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13113 2ND ST E, Parcel #15-31-15-04336-005-0070 the City of Madeira Beach.

On the 27 day of March, 2026, I mailed 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.

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

CASE NO. CP-25-167

vs.

ABSOLUTE CONTRACT TRUST  
515 12TH AVE E  
MADEIRA BEACH, FL 33708

Respondent,

Parcel #15-31-15-07846-002-0018

Legal Description: WILLIAMS, BILL, MADEIRA HARBOR BLK 3RD ADD BLD 2, LOT 3

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 11:00 pm on MONDAY the 6th day of April, 2026 at the Madeira Beach City Center in the Patricia Shortz Communication 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):

**DIVISION 4 - RENTAL OF RESIDENTIAL PROBLEMS UNITS**  
Sec. 11-130.3 - Definitions

Intentional Property Maintenance Code or property maintenance code refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. Residential rental means the use of a building, structure, or part thereof, located within the city which is rented or leased for use as the primary residence of any person, or which is rented or leased for use to serve the needs of the primary residence of any person, for a continuous period of more than 30 days, whether public or private, including in the provision of medical, genetic, educational, recreational, religious, or athletic activities a property or unit which is occupied under a contract for sale, installment contract for sale, or lease for a 30-day period and which is not the primary residence of the tenant occupant.

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

CASE NO. CP-25-178

vs.

VIN INVESTMENT LLC  
7880 97TH AVE N  
POWELL PARK, FL 33708

Respondent,

Parcel #10-31-15-43770-000-0130

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING  
REQUEST FOR ADDITIONAL TIME**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 11:00 pm on MONDAY the 6th day of April, 2026 at the Madeira Beach City Center in the Patricia Shortz Communication 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. 16-52 - What materials

A person, firm or corporation shall not construct, enlarge, alter, repair, reconstruct, demolish, or change the occupancy of a building or structure, or erect, or convert to high, or install or alter fire extinguishing apparatus, elevators, engines, steam boilers, furnaces, incinerators, or other heat producing apparatus, plumbing, mechanical, or electrical equipment or any appurtenance, the installation of which is regulated by the local development regulations or ordinances, the installation of which is regulated by the local development regulations or ordinances, the installation of which is regulated by the local development regulations, use of repair or modifications that are not essential to the safety of the building, and does not require an inspection, a permit shall not be issued by the building official. No and does not require an inspection, a permit shall not be issued by the building official. No and does not require an inspection, a permit shall not be issued by the building official, for work of permit is required for supporting the shaft of no greater than 50 square feet, for work of

Page 1 of 2

BOARD OF COMMISSIONERS  
SPECIAL MEETING (CITY MANAGER  
CANDIDATE PRESENTATIONS &  
SELECTING FINALIST(S)) AGENDA  
Friday, March 27, 2026 at 1:00 PM  
Communication Chambers, 300 Municipal Drive,  
Madeira Beach, FL 33708

This Meeting will be held on Spectrum Channel 48 and YouTube streamed on the City's Website.

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topics on the agenda. Public comment on agenda items will be allowed when they come up.

If you would like to submit a comment or question to the City, please email it to the City Manager's Office at [citymanager@madeirabeachfl.gov](mailto:citymanager@madeirabeachfl.gov) or call the City Manager's Office at 335-7800.

**CITY MANAGER CANDIDATE PRESENTATIONS**

A. Stanley Harrison  
B. Michael Hofflich  
C. Ashli Lister  
D. Ryan Lister  
E. Debra Lister  
F. Timothy Oates  
G. Raymond Palmer

**SELECTING FINALIST(S) FOR THE CITY MANAGER POSITION**

**A. ADJOURNMENT**

One or more Elected or Appointed Officials may be in attendance.

Any person who desires to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting will need a review of the proceedings and for such purposes may need to assure that a written record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be presented verbatim. Therefore, the applicant must make the necessary arrangements with a person reporter or person reporting live and bear the resulting expense. In accordance with the Americans with Disability Act and P.S. 206.26, any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 771-781-9911 ext. 211 or 212 or submit a written request to [cityclerk@madeirabeachfl.gov](mailto:cityclerk@madeirabeachfl.gov).

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

CASE NO. 25-157

vs.

TRADOR, PAUL  
TRADOR, KATHERINE  
1887 17TH LN  
SEMINOLE, FL 33776-3645

Respondent,

Parcel #15-31-15-04336-005-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14144 GOLF BLVD, Parcel #15-31-15-04336-005-0180 the City of Madeira Beach.

On the 27 day of March, 2026, I mailed 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.

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

CASE NO. 25-137

vs.

LA POINT BRIDGET  
4204 WET ST  
ST PETERSBURG, FL 33711-4345

Respondent,

Parcel #10-31-15-04336-000-0030

Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

**AFFIDAVIT OF SERVICE**

I, Hidden Pickett, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 913 BAY POINT DR, Parcel #10-31-15-04336-000-0030 the City of Madeira Beach.

On the 27 day of March, 2026, I mailed 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.

Page 1 of 2

ghent

Mar 27, 2026 at 1:48:21 PM





**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
**(as of 27-Mar-2026)**

Parcel Number

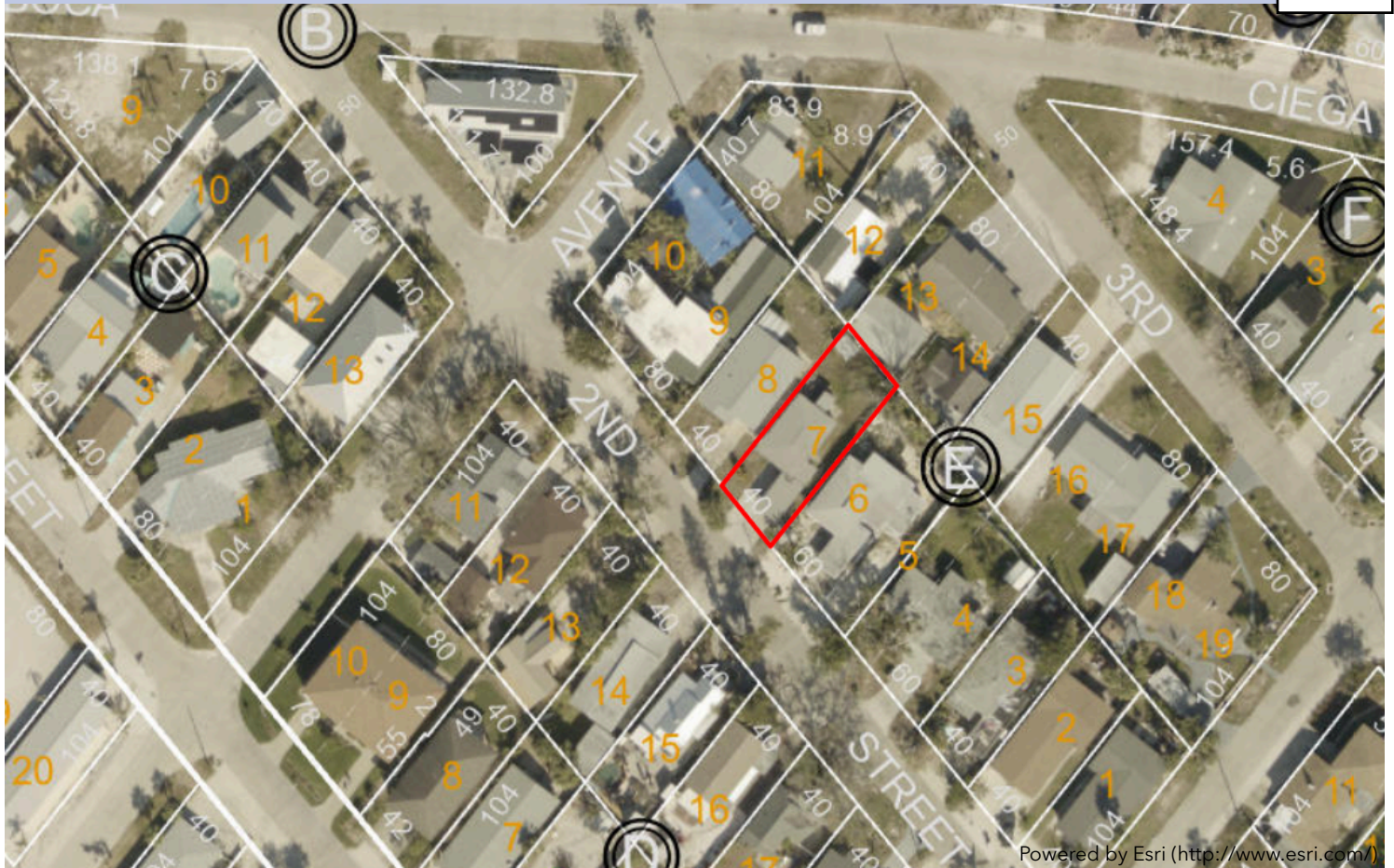
**15-31-15-65304-005-0070**

- Owner Name  
**RED RIVER PROPERTY GROUP LLC**
- Property Use  
**0110 Single Family Home**
- Site Address  
**13313 2ND ST E**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**3635 MONTANA AVE**  
**BILLINGS, MT 59101-1889**
- Legal Description  
**PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1956**

Living SF	Gross SF	Living Units	Buildings
<b>705</b>	<b>1,140</b>	<b>1</b>	<b>1</b>

Item 5C.

**Parcel Map**



Powered by Esri (http://www.esri.com/)

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		
2026	No	0%		
2025	Yes	100%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">23440/1313</a>	\$277,700	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	<a href="#">20/69</a>

**2025 Final Values**


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$240,822	\$186,509	\$130,787	\$156,509	\$130,787

**Value History**

Item 5C.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$319,342	\$182,867	\$127,867	\$152,867	\$127,867
2023	Y	\$303,843	\$177,541	\$122,541	\$147,541	\$122,541
2022	Y	\$300,762	\$172,370	\$121,870	\$146,870	\$121,870
2021	Y	\$240,965	\$167,350	\$116,850	\$141,850	\$116,850
2020	Y	\$181,034	\$165,039	\$114,539	\$139,539	\$114,539

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Jan-2026	\$287,500	<a href="#">Q</a>	I	FRISCH THOMAS E	RED RIVER PROPERTY GROUP LLC	<a href="#">23440/1313</a>
16-Mar-2018	\$235,000	<a href="#">U</a>	I	RAY CRAIG	FRISCH THOMAS E	<a href="#">19984/1859</a>
02-Nov-1990	\$100	<a href="#">U</a>	I	HEMLIN MARIA	RAY, CRAIG	<a href="#">07417/2049</a>
02-Nov-1990	\$100	<a href="#">U</a>	I	WAHLBERG INGVAR	RAY, CRAIG	<a href="#">07417/2047</a>
02-Nov-1990	\$52,500	<a href="#">U</a>	I	WAHLBERG ANDREW DECD	RAY, CRAIG	<a href="#">07417/2045</a>

**2025 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
Single Family	40x104	\$5,800	40.00	FF	1.1845	\$274,804

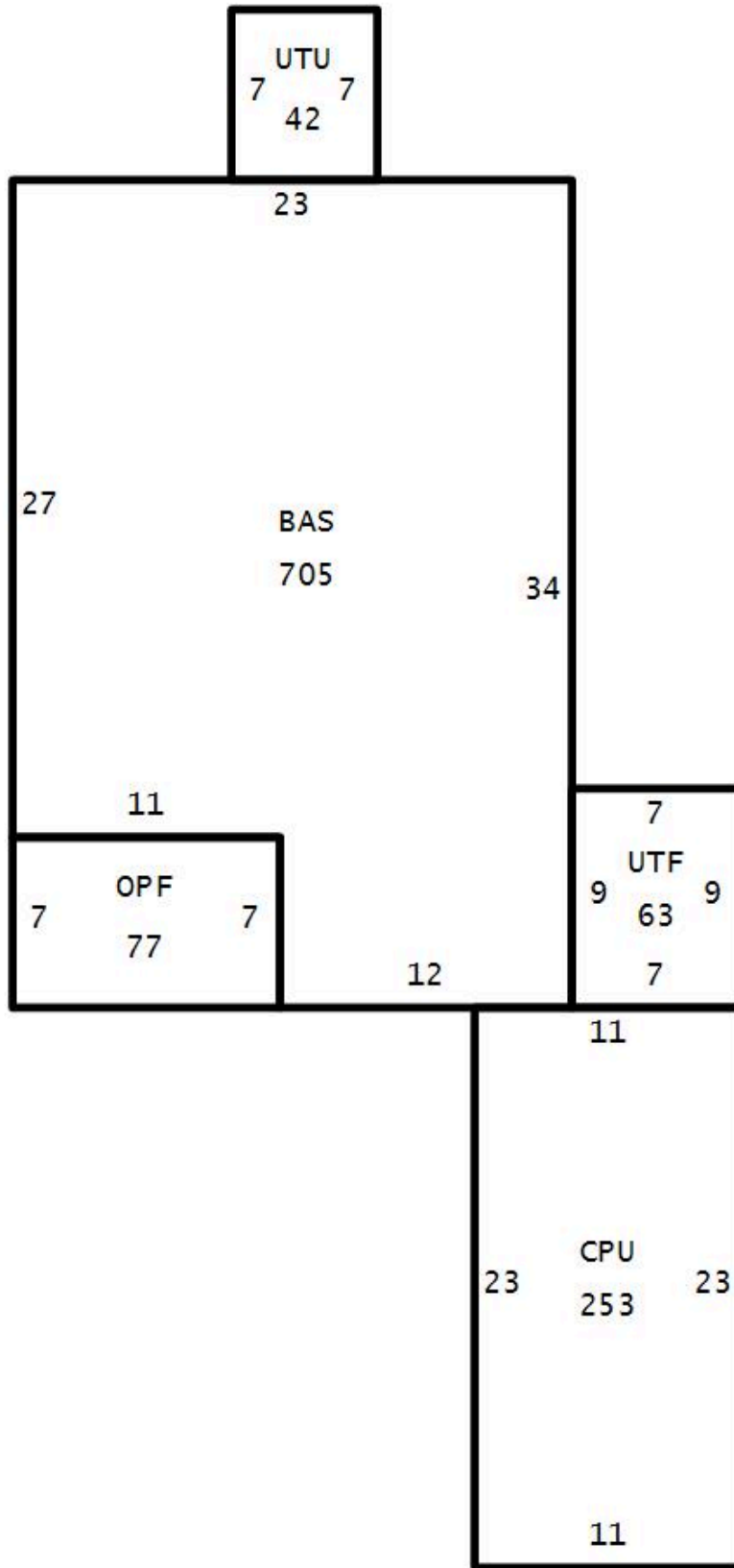
**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured		
Floor System:	Slab On Grade	705	705
Exterior Walls:	Concrete Block		

<b>Structural Elements</b>		<b>Sub Area</b>	<b>Living Area SF</b>	<b>Gross Area SF</b>	<b>Item 5C.</b>
Unit Stories:	1				
Living Units:	1	Carport Unfinished (CPU):	0	253	
Roof Frame:	Gable Or Hip	Open Porch (OPF):	0	77	
Roof Cover:	Bu Tar & Gravel Alt	Utility (UTF):	0	63	
Year Built:	1956	Utility Unfinished (UTU):	0	42	
Building Type:	Single Family	<b>Total Area SF:</b>	<b>705</b>	<b>1,140</b>	
Quality:	Average				
Floor Finish:	Carpet/ Vinyl/Asphalt				
Interior Finish:	Drywall/Plaster				
Heating:	Unit/Space/Wall/Floor				
Cooling:	None				
Fixtures:	3				
Effective Age:	53				

2025 Extra Features

Item 5C.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$28.00	150.0	\$4,200	\$3,612	2020

**Permit Data**

Item 5C.

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.

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>
<a href="#">0804136</a>	MISCELLANEOUS	04/15/2008	\$1,200
<a href="#">9800318</a>	ROOF	06/19/1998	\$2,090

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

FEBRUARY 17, 2026

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101  
Case Number: CE-26-27

**RE Property:** 13313 2ND ST E

**Parcel #**15-31-15-65304-005-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7

**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. 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):**

Work without a permit – hurricane remodel, now for sale.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:

**MARCH 3, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://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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**\$475,000**







13313 2nd St E, Madeira Beach, FL 33708

2 beds 1 baths 705 sqft

**Request a tour**  
 as early as today at 2:00 pm

**Contact agent**

Est.: \$3,063/mo **Get pre-qualified**

 Single Family Residence	 Built in 1956	 4,060 Square Feet Lot
 \$-- Zestimate®	 \$674/sqft	 \$-- HOA

**Sponsored**

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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MARCH 3, 2026

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101  
Case Number: CE-26-27

**RE Property:** 13313 2ND ST E

**Parcel #**15-31-15-65304-005-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7

**NOTICE OF CODE VIOLATION**

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**Ordinance(s):**

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Follow up date:

**MARCH 17, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

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**\$475,000**

13313 2nd St E, Madeira Beach, FL 33708

2 beds 1 baths 705 sqft

**Request a tour**  
 as early as today at 2:00 pm

**Contact agent**

Est.: \$3,063/mo **Get pre-qualified**

Single Family Residence	Built in 1956	4,060 Square Feet Lot
\$-- Zestimate®	\$674/sqft	\$-- HOA

**Sponsored**

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03/03/2026 ZIP 33708  
043M31233717



300 Municipal Drive  
Madeira Beach, Florida 33708

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101  
Case Number: CE-26-27

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

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 26-27

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101

Respondents.

**RE Property:** 13313 2ND ST E

**Parcel #**15-31-15-65304-005-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13313 2ND ST E, Parcel #15-31-15-65304-005-0070 the City of Madeira Beach.

On the 27 day of March, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

*Taylor Davis*

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

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 26 day of March, 2026, by Taylor Davis who is personally known to me or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



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

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 26-27

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101

Respondents.

**RE Property:** 13313 2ND ST E

**Parcel #**15-31-15-65304-005-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7

**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.



---

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

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

March 27, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 26-27

RED RIVER PROPERTY GROUP LLC  
3635 MONTANA AVE  
BILLINGS, MT 59101

Respondents.

**RE Property:** 13313 2ND ST E

**Parcel #**15-31-15-65304-005-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **APRIL, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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 Madeira Beach within five (5) days at 300 Municipal Drive, Madeira 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 21 day of MARCH, 2026.



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

Mar 27, 2026 at 12:59:57 PM



CITY OF MADEIRA BEACH

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

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 26-27

RED RIVER PROPERTY GROUP LLC  
3413 MONTANA AVE  
BIRMINGHAM, AL 35202

Respondent,  
vs. Parcel #15-31-15-04336-005-070

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK 8, LOT 7

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:  
That pursuant to Florida Statute 162.12,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
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Page 1 of 1

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

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 25-147

ABSOLUTE CONTRACT TRUST  
515 12TH AVE E  
MADEIRA BEACH, FL 33708

Respondent,  
vs. Parcel #15-31-15-07840-002-008

Legal Description: WILLIAMS, BILL, MADEIRA HARBOR BLK 3RD ADD BLD 2, LOT 3

**NOTICE OF HEARING**

To whom it may concern:  
YOU ARE HEREBY FORMALLY NOTIFIED that at 11:00 pm on MONDAY the 6th day of April, 2026 at the Madeira Beach City Center in the Patricia Shortz Communication 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):

**DIVISION 4 - RESIDENTIAL PROBLEMS/UNITS**  
Sec. 16-130.3 - Definitions  
For enforcement of residential property as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. Residential means the use of residential property as a dwelling, including but not limited to any building, structure, lot or other residential use, such as mobile, residential trailer and mobile home, including any living unit, room, addition, public house, or part thereof, located within the city which is owned or which does serve as the residence of any person, or which is used or offered for use to serve residential use as the primary residence of any person, or which is used or offered for use to serve residential use and does not include living quarters provided by any institution or facility, whether public or private, including in the provision of medical, geriatric, educational, recreational, religious, or child care services, or which is occupied under a contract for sale, installment contract or lease for a 30-day period and which is not the primary residence of the tenant occupant.

Page 1 of 2

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

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 25-178

VIN INVESTMENT LLC  
7880 97TH AVE N  
POWELL PARK, FL 33708

Respondent,  
vs. Parcel #10-31-15-03770-000-030

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**  
**REQUEST FOR ADDITIONAL TIME**

To whom it may concern:  
YOU ARE HEREBY FORMALLY NOTIFIED that at 11:00 pm on MONDAY the 6th day of April, 2026 at the Madeira Beach City Center in the Patricia Shortz Communication 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. 16-52 - What materials  
A person, firm or corporation shall not construct, enlarge, alter, repair, reconstruct, demolish, or change the occupancy of a building or structure, or erect, or convert to high, or install or alter fire extinguishing apparatus, elevators, engines, steam boilers, furnaces, incinerators, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any apparatus, the installation of which is regulated by the local development regulations or ordinances, the installation of which is regulated by the local development regulations or ordinances, the installation of which is regulated by the local development regulations, use of repair or modifications that are not essential to the safety of the building, and does not require an inspection, a permit shall not be issued by the building official. No and does not require an inspection, a permit shall not be issued by the building official. No permit is required for supporting the shaft of no greater than 50 square feet, for work of

Page 1 of 1

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

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 25-137

TRADOR, PAUL  
TRADOR, KATHERINE  
1887 17TH LN  
SEMINOLE, FL 33776-3643

Respondent,  
vs. Parcel #15-31-15-00320-008-010

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 18 LESS RD

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:  
That pursuant to Florida Statute 162.12,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14144 GOLF BLVD, Parcel #15-31-15-00320-008-010 the City of Madeira Beach.  
On the 27 day of March, 2026, I mailed 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.

Page 1 of 2

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

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 25-137

LA POINT, BRIDGET  
4204 WET ST  
ST PETERSBURG, FL 33711-4343

Respondent,  
vs. Parcel #10-31-15-04336-000-000

Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:  
That pursuant to Florida Statute 162.12,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 913 BAY POINT DR, Parcel #10-31-15-04336-000-000 the City of Madeira Beach.  
On the 27 day of March, 2026, I mailed 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.

Page 1 of 2

**BOARD OF COMMISSIONERS**  
**SPECIAL MEETING (CITY MANAGER**  
**CANDIDATE PRESENTATIONS &**  
**SELECTING FINALIST(S)) AGENDA**  
Friday, March 27, 2026 at 1:00 PM  
Communication Chambers, 300 Municipal Drive,  
Madeira Beach, FL 33708

This Meeting will be held on Spectrum Channel 48 and YouTube streamed on the City's Website.

**CALL TO ORDER**  
**ROLL CALL**  
**PUBLIC COMMENT**  
Public participation is encouraged. If you are addressing the Commission, stop in the podium and hold your sign and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.  
If you would like to submit a comment or question to the City, please email it to the City Manager. Comments are available at the link table in the Commission Chambers. Completing a comment card is not mandatory.

**CITY MANAGER CANDIDATE PRESENTATIONS**

- A. Stanley Harrison
- B. Michael Heflich
- C. Ashli Lister
- D. Ryan Lister
- E. Debra Adams
- F. Timothy Oates
- G. Raymond Palmer

**SELECTING FINALIST(S) FOR THE CITY MANAGER POSITION**

**A. ADJOURNMENT**  
One or more Elected or Appointed Officials may be in attendance.  
Any person who wishes to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting will need a review of the proceedings and for such purposes may need to assure that a written record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be presented verbatim. Therefore, the applicant must make the necessary arrangements with a person reporter or person reporting live and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 16.26, any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 771-981-9911 ext. 211 or 212 or submit a written request to [crabtree@madeirabeachfl.gov](mailto:crabtree@madeirabeachfl.gov).



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
**(as of 27-Mar-2026)**

Parcel Number

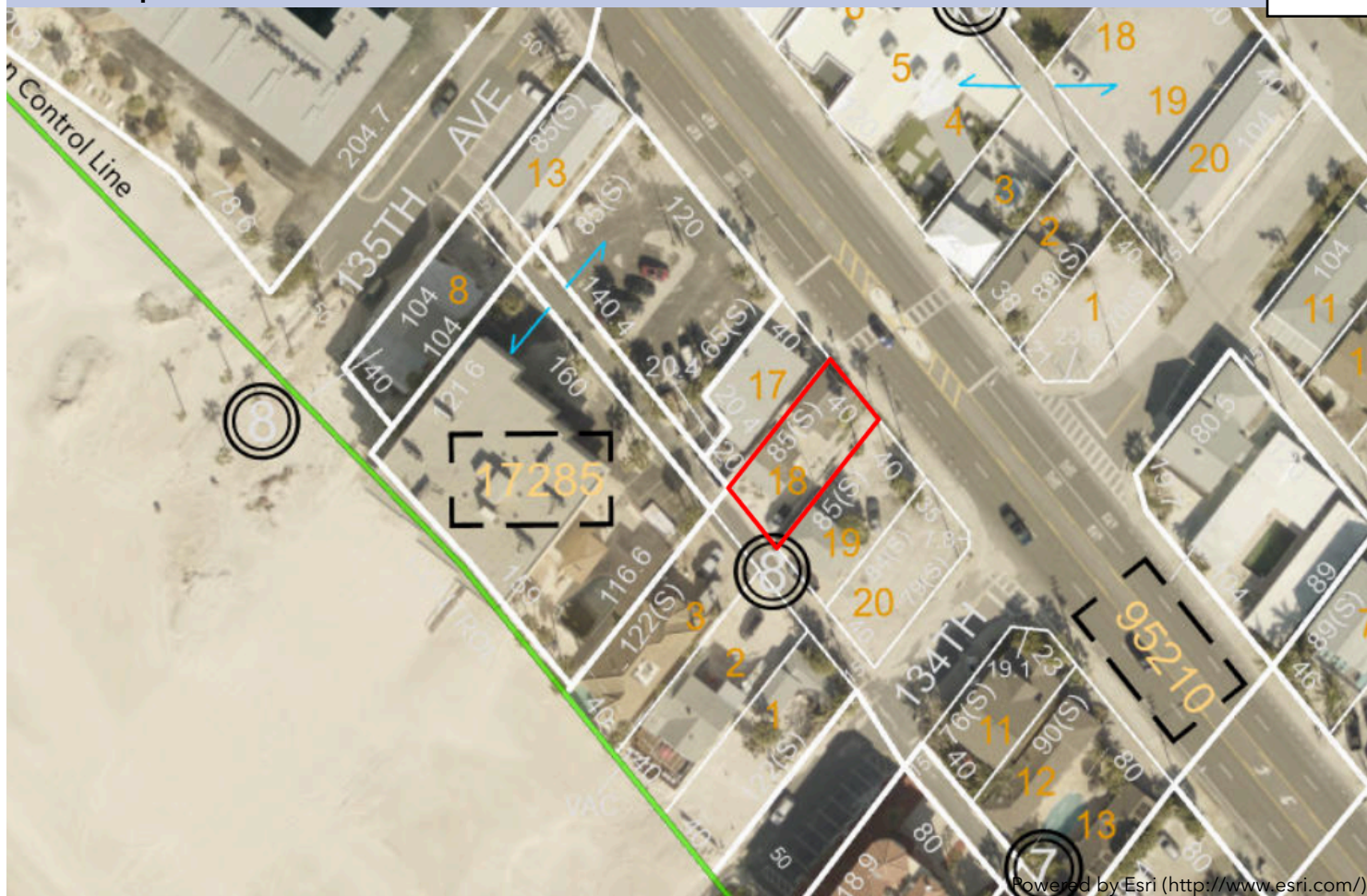
**15-31-15-58320-008-0180**

- Owner Name  
**TRADOR, PAUL**  
**TRADOR, KATHERINE**
- Property Use  
**0810 Single Family - more than one house per parcel**
- Site Address  
**13414 GULF BLVD**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**10657 117TH LN**  
**SEMINOLE, FL 33778-3648**
- Legal Description  
**MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1938 | 1938**

Living SF	Gross SF	Living Units	Buildings
<b>1,022</b>	<b>1,166</b>	<b>2</b>	<b>2</b>

Item 5D.

**Parcel Map**



**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">23216/0495</a>	\$808,900	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	3/54

**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$698,818	\$383,039	\$383,039	\$698,818	\$383,039


**Value History**

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Item 5D.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$839,201	\$365,001	\$365,001	\$839,201	\$365,001
2023	N	\$793,003	\$331,819	\$331,819	\$793,003	\$331,819
2022	N	\$830,682	\$301,654	\$301,654	\$830,682	\$301,654
2021	N	\$430,883	\$274,231	\$274,231	\$430,883	\$274,231
2020	N	\$249,301	\$249,301	\$249,301	\$249,301	\$249,301

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
02-Jul-2025	\$100	<u>U</u>		TRADOR LEE	TRADOR PAUL	23216/0495
10-Sep-1999	\$100	<u>U</u>		TRADOR LEE	TRADOR, LEE	10654/1925
04-May-1999	\$0	<u>U</u>		TRADOR LEE	TRADOR, LEE	10504/0152

**2025 Land Information**

Land Area:  $\cong$  3,302 sf |  $\cong$  0.07 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x85	\$19,500	40.00	FF	1.0695	\$834,210

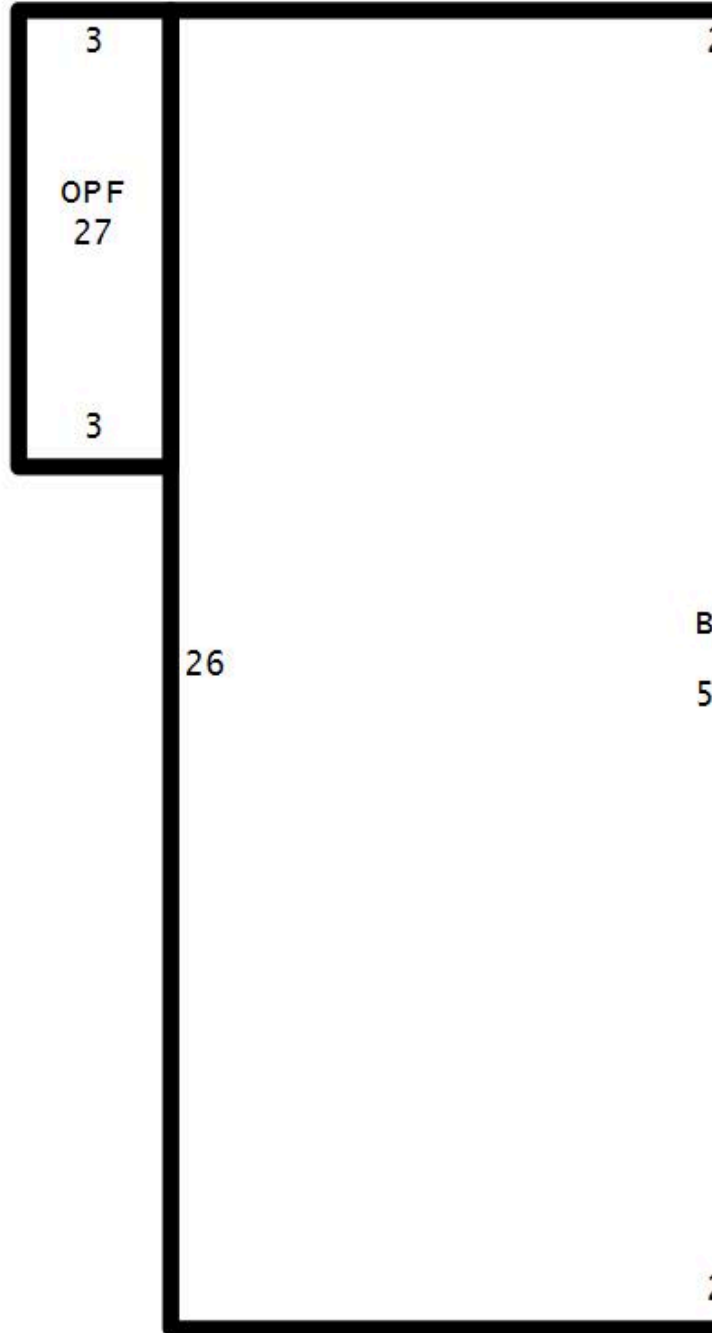
**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Living Area SF	Gross Area SF	
Foundation:	Continuous Footing Poured	Base (BAS):	572	572
Floor System:	Wood	Open Porch (OPF):	0	27
Exterior Walls:	Frame/Reclad Alum/Viny	Utility (UTF):	0	28
Unit Stories:	1	<b>Total Area SF:</b>	<b>572</b>	<b>627</b>
Living Units:	1			
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			

Item 5D.

**Structural Elements**

Year Built: 1938  
 Building Type: Single Family  
 Quality: Average  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Drywall/Plaster  
 Heating: Reverse Cyc/Wall Unit  
 Cooling: None  
 Fixtures: 3  
 Effective Age: 43



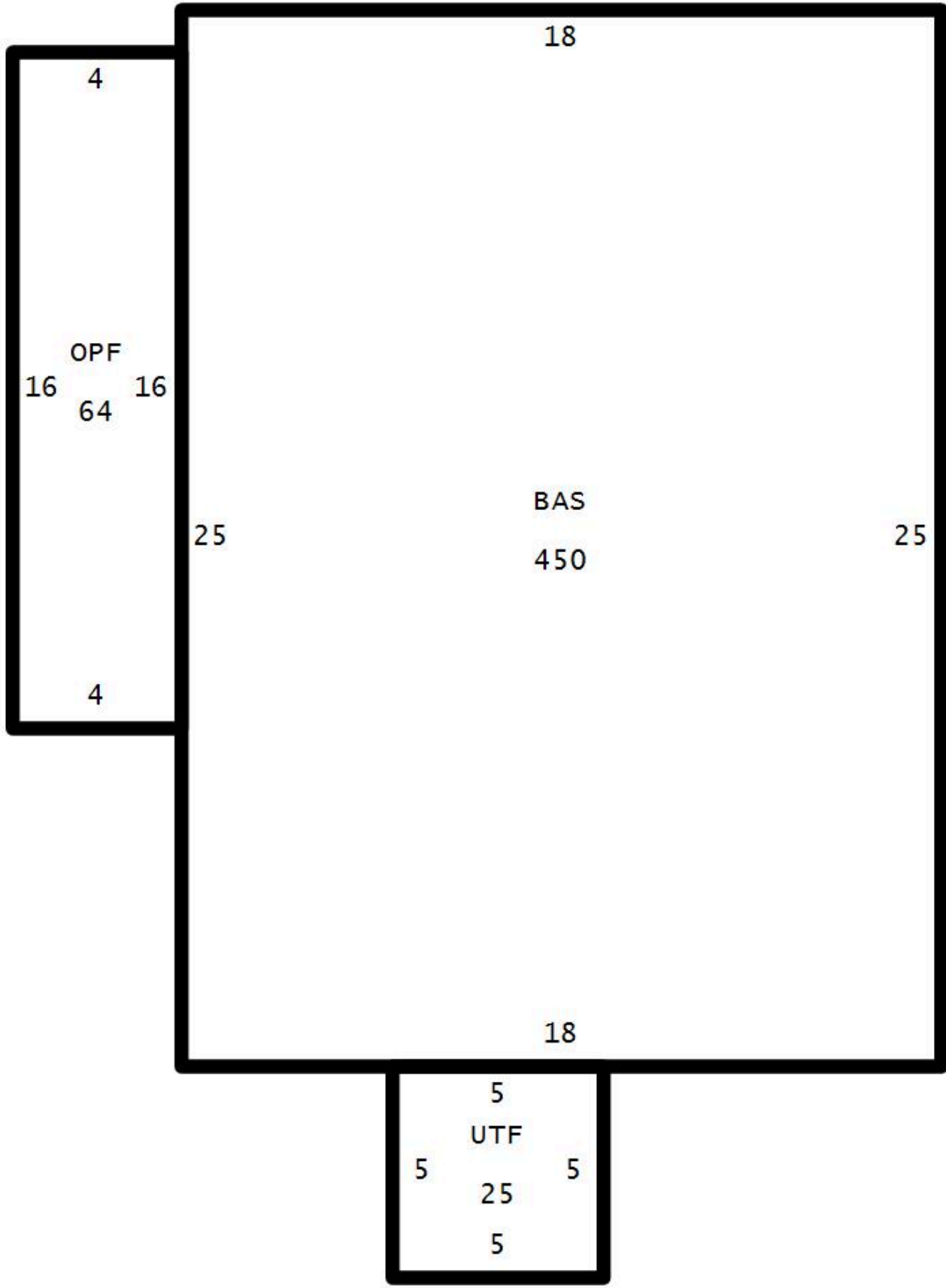
**2025 Building 2 Structural Elements and Sub Area Information**

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Structural Elements		Sub Area	Living Area SF	Gross Area	Item 5D.
Foundation:	Piers	Base (BAS):	450		450
Floor System:	Wood	Open Porch (OPF):	0		64
Exterior Walls:	Frame/Reclad Alum/Viny	Utility (UTF):	0		25
Unit Stories:	1	<b>Total Area SF:</b>	<b>450</b>		<b>539</b>
Living Units:	1				
Roof Frame:	Gable Or Hip				
Roof Cover:	Shingle Composition				
Year Built:	1938				
Building Type:	Single Family				
Quality:	Average				
Floor Finish:	Carpet/Hardtile/Hardwood				
Interior Finish:	Drywall/Plaster				
Heating:	Reverse Cyc/Wall Unit				
Cooling:	None				
Fixtures:	3				
Effective Age:	43				

2025 Extra Features

Item 5D.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$28.00	240.0	\$6,720	\$2,957	2003

**Permit Data**

Item 5D.

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.

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>
<a href="#">2025-3737-ROOF</a>	ROOF	07/18/2025	\$10,350

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

NOVEMBER 3, 2025

TRADOR, PAUL  
TRADOR, KATHERINE  
10657 117TH LN  
SEMINOLE, FL 33778  
Case Number: CE-25-157

**RE Property:** 13414 GULF BLVD

**Parcel #**15-31-15-58320-008-0180

**Legal Description:** MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

**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. 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):**

Work without a permit – full hurricane remodel

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:

**NOVEMBER 17, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-742-1645**

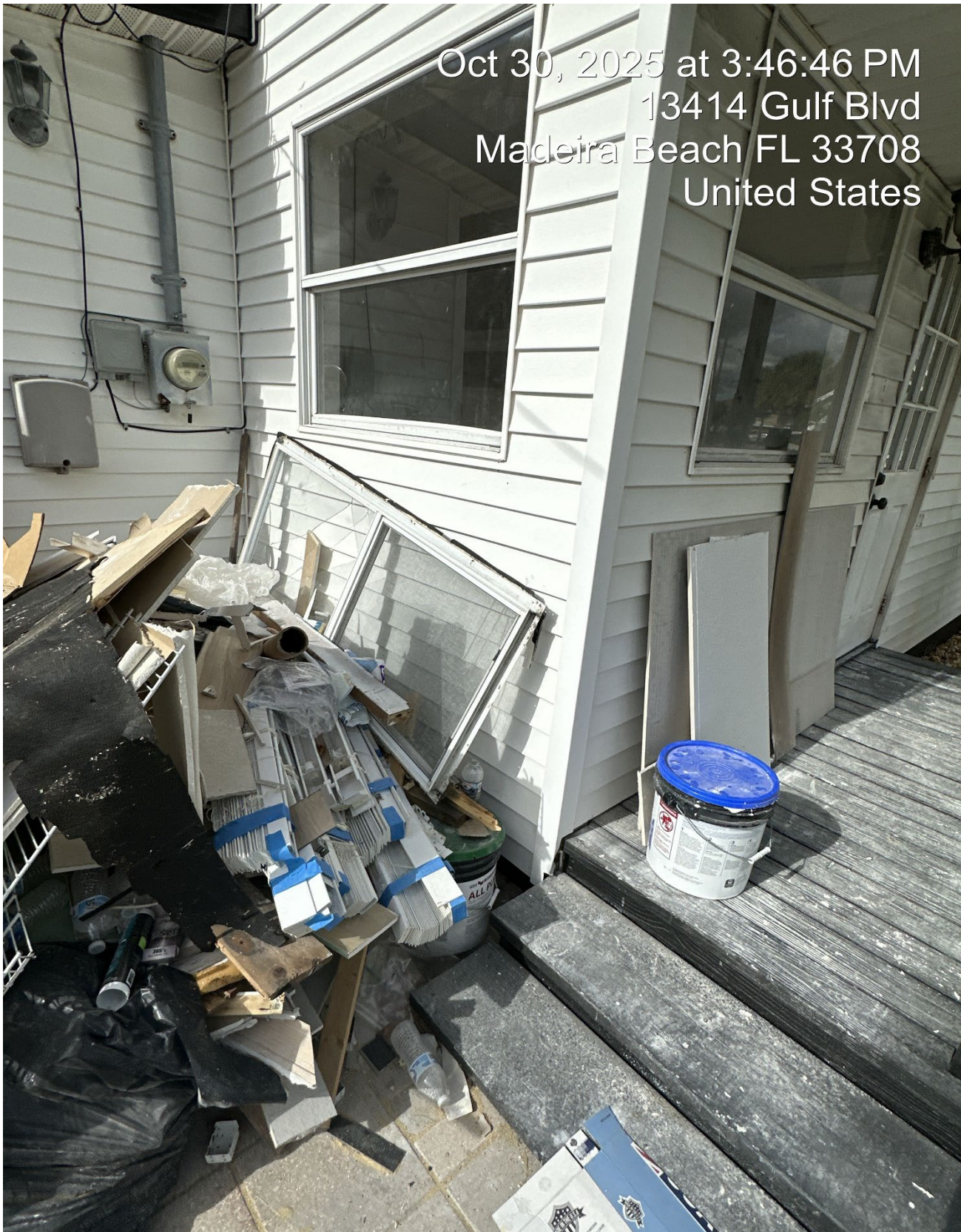
We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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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Oct 30, 2025 at 3:46:46 PM  
13414 Gulf Blvd  
Madeira Beach FL 33708  
United States

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.



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**

NOVEMBER 18, 2025

TRADOR, PAUL  
TRADOR, KATHERINE  
10657 117TH LN  
SEMINOLE, FL 33778  
Case Number: CE-25-157

**RE Property:** 13414 GULF BLVD

**Parcel #**15-31-15-58320-008-0180

**Legal Description:** MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

**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. 86-52. – When required.**

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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):**

Work without a permit – full hurricane remodel

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:

**DECEMBER 2, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-742-1645**

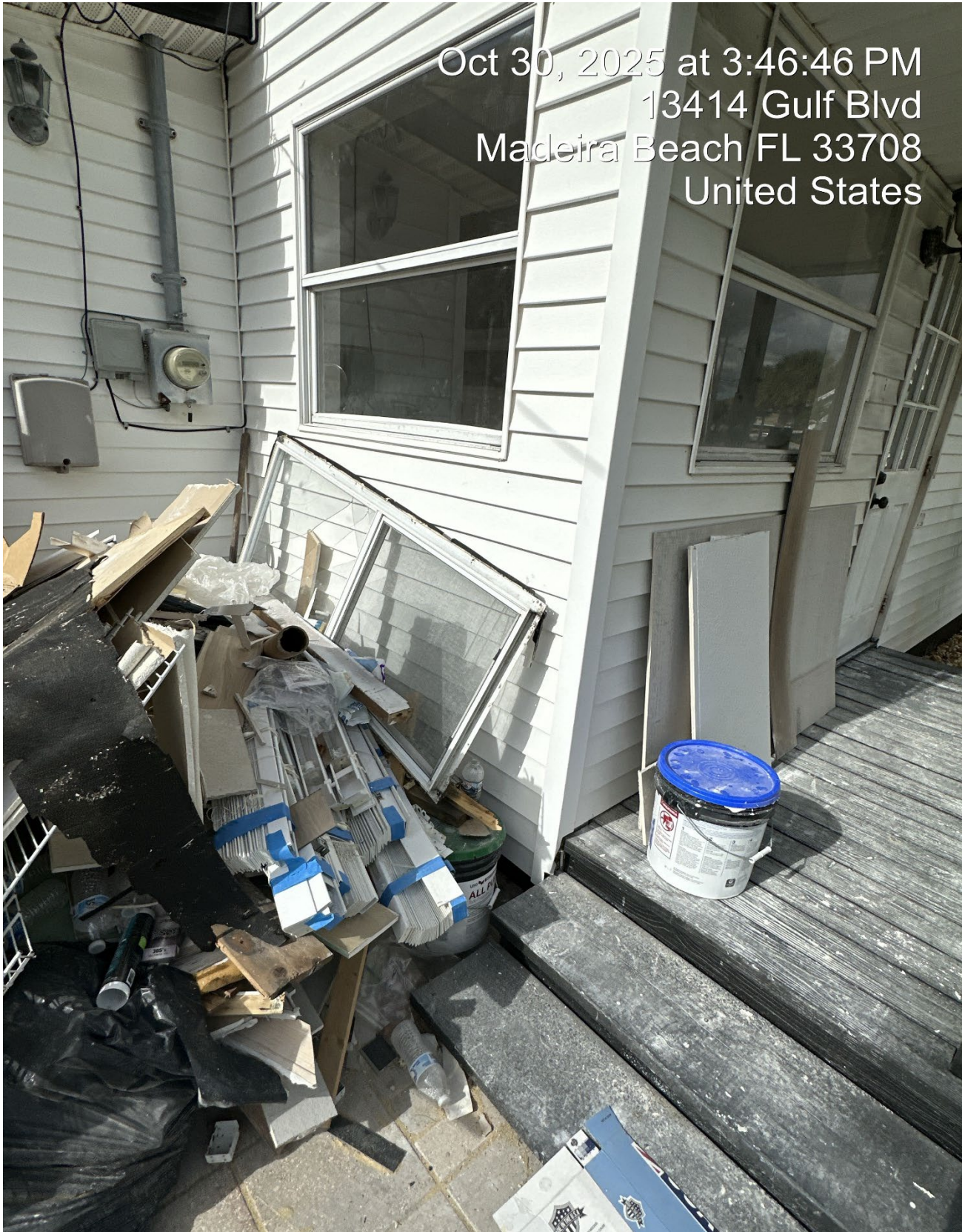
We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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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Oct 30, 2025 at 3:46:46 PM  
13414 Gulf Blvd  
Madeira Beach FL 33708  
United States

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300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**




9589 0710 5270 3511 8307 98



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FIRST-CLASS  
IMI  
**\$010.4**  
11/18/2025 2  
043M312337

TRADOR, PAUL  
TRADOR, KATHERINE  
10657 117TH LN  
SEMINOLE, FL 33778  
Case Number: CE-25-157

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature</p> <p><b>X</b> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>												
<p>1. Article Addressed to:</p> <p>Paul Trador Katherine Trador 10657 117th Ln Seminole, FL 33778 CE 25-157</p>  <p>9590 9402 8374 3156 7178 59</p>	<p>B. Received by (Printed Name)</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 3511 8307 98</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input 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"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input 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													
<p>PS Form 3811, July 2020 Post Office 7500-12-000-9053 Domestic Return Receipt</p>													

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

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-157

TRADOR, PAUL  
TRADOR, KATHERINE  
10657 117TH LN  
SEMINOLE, FL 33778-3648

Respondents.

**RE Property:** 13414 GULF BLVD

**Parcel #**15-31-15-58320-008-0180

**Legal Description:** MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13414 GULF BLVD, Parcel #15-31-15-58320-008-0180 the City of Madeira Beach.

On the 27 day of March, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

*Taylor Davis*

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

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 26 day of March, 2026, by Taylor Davis, who is personally known to me or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

*MARY ANN HEARN*

Print or type Name.



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

March 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-157

TRADOR, PAUL  
TRADOR, KATHERINE  
10657 117TH LN  
SEMINOLE, FL 33778-3648

Respondents.

**RE Property:** 13414 GULF BLVD

**Parcel #**15-31-15-58320-008-0180

**Legal Description:** MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

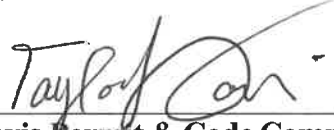
During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

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.



---

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

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

March 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-157

TRADOR, PAUL  
TRADOR, KATHERINE  
10657 117TH LN  
SEMINOLE, FL 33778-3648

Respondents.

**RE Property:** 13414 GULF BLVD

**Parcel #**15-31-15-58320-008-0180

**Legal Description:** MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **APRIL, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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 Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

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

Dated this 27 day of MARCH, 2026.



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

March 27, 2026 at 11:24:14 AM

CITY OF MADEIRA BEACH

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH
MARCH 27, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner:
vs.
CASE NO. 26-27
RED RIVER PROPERTY GROUP LLC
3413 MONTANA AVE
BIRMINGHAM, AL 35202
Respondent:
Parcel #15-31-15-04336-005-070
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK 8, LOT 7
AFFIDAVIT OF SERVICE
I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:
That pursuant to Florida Statute 162.12,
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested,
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 1311 2ND ST E, Parcel #15-31-15-04336-005-070 the City of Madeira Beach.
On the 27 day of March, 2026, I mailed 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH
MARCH 27, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner:
vs.
CASE NO. CR-25-167
ABSOLUTE CONTRACT TRUST
515 12TH AVE E
MADEIRA BEACH, FL 33708
Respondent:
Parcel #15-31-15-07846-002-008
Legal Description: WILLIAMS, BILL, MADEIRA HARBOR BLK 3RD ADD BLD 2, LOT 3
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 6th day of April, 2026 at the Madeira Beach City Center in the Patricia Shortz Communication 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):
DIVISION 4 - RENTAL OF RESIDENTIAL PROBLEMS UNITS
Sec. 11-130.3 - Definitions
Intentional Property Maintenance Code or property maintenance code refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. Residential rental means the use of a building, structure, or part thereof, located within the city which is rented or leased for use as the primary residence of any person, or which is used or offered for use to serve the needs of the primary residence of any person, for a continuous period of more than 30 days, whether public or private, including in the provision of medical, genetic, educational, counseling, religious, or athletic services a property or unit which is occupied under a contract for sale, including but not limited to a 30-day period and which is not the primary residence of the tenant occupant.

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH
MARCH 27, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner:
vs.
CASE NO. CR-25-178
VIN INVESTMENT LLC
7880 9TH AVE N
PINELLA PARK, FL 33791-3904
Respondent:
Parcel #10-31-15-43770-000-030
Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13
NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 6th day of April, 2026 at the Madeira Beach City Center in the Patricia Shortz Communication 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. 16-52 - What materials
A person, firm or corporation shall not construct, enlarge, alter, repair, reconstruct, demolish, or change the occupancy of a building or structure, or erect, or convert to high, or install or alter fire extinguishing apparatus, elevators, engines, steam boilers, furnaces, incinerators, or other heat producing apparatus, plumbing, mechanical, or electrical equipment or any appurtenance, the installation of which is regulated by the local development regulations or ordinances, the installation of which is regulated by the building official. When the other incidents of the Code with a permit has been issued by the building official, no use of repair or modifications that will exceed \$100.00, 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 supporting the shales of no greater than 50 square feet, for work of

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH
MARCH 27, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner:
vs.
CASE NO. 25-157
TRADOR, PAUL
TRADOR, KATHERINE
1887 17TH LN
SEMINOLE, FL 33776-3645
Respondent:
Parcel #15-31-15-06328-008-010
Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 18 LESS RD
AFFIDAVIT OF SERVICE
I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:
That pursuant to Florida Statute 162.12,
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested,
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 1814 GOLF BLVD, Parcel #15-31-15-06328-008-010 the City of Madeira Beach.
On the 27 day of March, 2026, I mailed 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.

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH
MARCH 27, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner:
vs.
CASE NO. 25-137
LA. POINT BRIDGET
4204 WET ST
ST PETERSBURG, FL 33711-4345
Respondent:
Parcel #10-31-15-04336-000-000
Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3
AFFIDAVIT OF SERVICE
I, Hidden Pickett, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:
That pursuant to Florida Statute 162.12,
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested,
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 913 BAY POINT DR, Parcel #10-31-15-04336-000-000 the City of Madeira Beach.
On the 27 day of March, 2026, I mailed 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.

BOARD OF COMMISSIONERS SPECIAL MEETING (CITY MANAGER CANDIDATE PRESENTATIONS & SELECTING FINALIST(S)) AGENDA

Friday, March 27, 2026 at 1:00 PM
Commission Chambers, 300 Municipal Drive, Madeira Beach, FL 33708
This Meeting will be held on Spectrum Channel 48 and YouTube streamed on the City's Website.
CALL TO ORDER
ROLL CALL
PUBLIC COMMENT
Public participation is encouraged. If you are addressing the Commission, stop in the podium and hold your sign and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.
If you would like to submit a comment or question to the City, please email it to the City Manager. Comments are available at the back table in the Commission Chambers. Completing a comment card is not mandatory.
CITY MANAGER CANDIDATE PRESENTATIONS
A. Stanley Harrison
B. Michael Hofflich
C. Ashli Lister
D. Ryan Lister
E. Debra Adams
F. Timothy Oates
G. Raymond Palmer
A. SELECTING FINALIST(S) FOR THE CITY MANAGER POSITION
A. ADJOURNMENT
One or more Elected or Appointed Officials may be in attendance.
Any person who wishes to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting will need a review of the proceedings and for such purposes may need to assure that a written record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be presented verbatim. Therefore, the applicant must make the necessary arrangements with a person reporter or person reporting live and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 119.26, any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 771-991-9911 ext. 211 or 212 or submit a written request to disabilities@madeirabeach.com.

ghent



CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner:

vs. CASE NO. 25-197

TRADOR, PAUL  
TRADOR, KATHERINE  
18657 117TH LN  
SEMINOLE, FL 33778-3648

Respondent:

RE Property: 13414 GULF BLVD Parcel #13-24-13-002000-0100

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and state the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13414 GULF BLVD, Parcel #13-24-13-002000-0100 the City of Madeira Beach.

On the 27 day of March, 2026, I cannot the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach, and the said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Page 8 of 2

Item 5E.



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
 (as of 27-Mar-2026)

Parcel Number

**15-31-15-97866-002-0030**

- Owner Name  
**ABSOLUTE CONTROL TRUST**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**515 129TH AVE E  
 MADEIRA BEACH, FL 33708**
- Mailing Address  
**515 129TH AVE E  
 MADEIRA BEACH, FL 33708**
- Legal Description  
**WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1964**

Heated SF	Gross SF	Living Units	Buildings
<b>2,590</b>	<b>2,956</b>	<b>4</b>	<b>1</b>

**Parcel Map**

Powered by Esri (<http://www.esri.com/>)

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
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Item 5E.


Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">23363/2376</a>	<a href="#">Find Comps</a>	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	<a href="#">32/7</a>

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$875,000	\$875,000	\$875,000	\$875,000	\$875,000

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$1,150,000	\$1,072,385	\$1,072,385	\$1,150,000	\$1,072,385
2023	N	\$1,040,000	\$973,500	\$973,500	\$1,040,000	\$973,500
2022	N	\$885,000	\$885,000	\$885,000	\$885,000	\$885,000
2021	N	\$580,600	\$580,600	\$580,600	\$580,600	\$580,600
2020	N	\$648,134	\$581,696	\$581,696	\$648,134	\$581,696

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	<a href="#">(MB)</a>

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
19-Nov-2025	\$0	<a href="#">U</a>		REAL ESTATE COMPANY	ABSOLUTE CONTROL TRUST	<a href="#">23363/2376</a>
06-Oct-2025	\$0	<a href="#">U</a>		PERSISTENT PROPETIES LLC	REAL ESTATE COMPANY LLC	<a href="#">23317/2442</a>
24-Sep-2025	\$100	<a href="#">U</a>		PERSISTENT PROPETIES LLC	FLORIDA LIMITED LIABILITY COMPANY	<a href="#">23313/0620</a>
27-Jan-2021	\$1,000,000	<a href="#">Q</a>		MASON THOMAS A	PERSISTENT PROPERTIES LLC	<a href="#">21391/1759</a>
09-Aug-2005	\$715,000	<a href="#">Q</a>		PUNISKA GABRIEL J JR	MASON, THOMAS A	<a href="#">14516/2012</a>

**2025 Land Information**

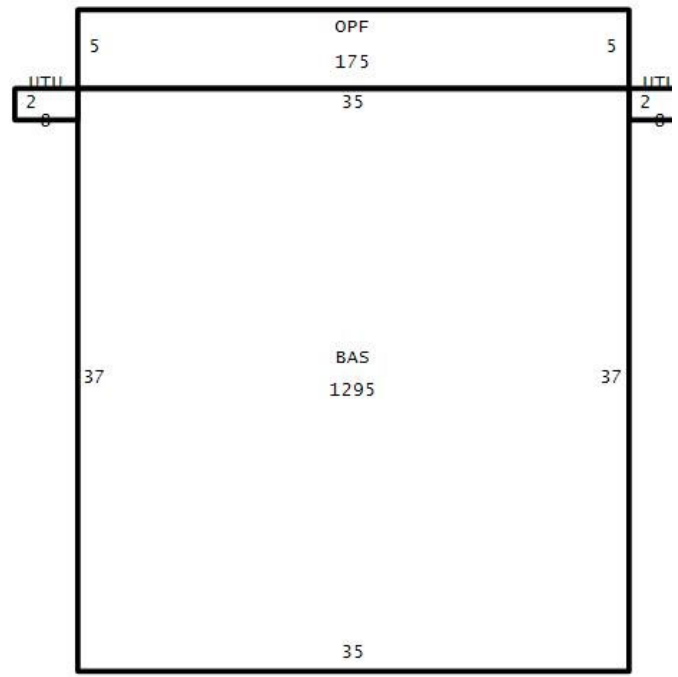
Land Area:  $\approx$  5,158 sf |  $\approx$  0.11 acres      Frontage and/or View: Canal/River      Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	60x92	\$11,500	60.10	FF	.9991	\$690,528

Item 5E.

**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,295	1,295
Floor System:	Slab On Grade	Upper Story (USF):	1,295	1,295
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch (OPF):	0	350
Unit Stories:	2	Utility Unfinished (UTU):	0	16
Living Units:	4	<b>Total Area SF:</b>	<b>2,590</b>	<b>2,956</b>
Roof Frame:	Flat Shed			
Roof Cover:	Bu Tar & Gravel Alt			
Year Built:	1964			
Building Type:	Duplex - 4-Plex			
Quality:	Above Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	12			
Effective Age:	27			



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$3,500.00	1	\$3,500	\$1,400	1970
DOCK	\$62.00	180.0	\$11,160	\$5,580	2006

**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
<a href="#">D&amp;L20230544</a>	BOAT LIFT/DAVIT	07/19/2023	\$8,600

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>	<i>Item 5E.</i>
<a href="#">WND-23-00266</a>	BOAT LIFT/DAVIT	04/10/2023	\$0	
<a href="#">BR3501</a>	ADDITION/REMODEL/RENOVATION	03/27/2019	\$8,200	
<a href="#">461</a>	ROOF	04/13/2016	\$6,800	
<a href="#">M3773306</a>	DOCK	11/01/2006	\$0	
<a href="#">PER-H-CB299891</a>	MISCELLANEOUS	07/15/2004	\$2,000	
<a href="#">9800602</a>	ROOF	10/23/1998	\$4,091	

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

NOVEMBER 14, 2025

REAL ESTATE COMPANY LLC  
2850 34TH ST N PMB 1238  
ST PETERSBURG, FL 33713-3635  
Case Number: CE-25-167

**RE Property:** 515 129<sup>th</sup> Ave. E

**Parcel #**15-31-15-97866-002-0030

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**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):**

**DIVISION 4. - RENTAL OF RESIDENTIAL DWELLING UNITS**

**Sec. 14-130.2. - Definitions.**

International Property Maintenance Code or property maintenance code refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. Residential rental property means the contiguous lot or parcel of real property under single ownership on which one or more residential rental units are located. Residential rental unit means any building, structure, living unit, room, enclosure, mobile home, or part thereof, located within the city which is rented or offered for rent as the primary residence of any person, or which is rented or offered for rent to serve or which does serve as the residence of such person for a continuous period of more than 30 days. Residential rental unit does not include living quarters provided by any institution or facility, whether public or private, incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services; a property or unit which is occupied under a contract for sale; transient lodgings occupied for less than a 30-day period and which are not the primary residence of the transient occupant.

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.

**Sec. 14-70. - Same—General maintenance.**

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(3) Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

(9) All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to all provisions of the National Electrical Code.

**Sec. 14-71. - Duties and responsibilities of operator.**

(c) Every operator shall be responsible for the elimination of infestation in and on the premises subject to his control.

**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 two hundred fifty dollars (\$250) per day.



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.

Floor/subfloor in bathroom near shower and toilet is soft and needs to be repaired.  
Broken floor tile needs to be replaced.



Therefore,  
the City

ate listed,  
a citation

Broken tile in shower needs to be replaced and/or repaired.



Therefore,  
the City v

listed,  
ation

Electrical connection(s) need to be properly sealed with cover



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.

**Termite damage to floor and signs of active termites**



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):**

- Floor/subfloor in bathroom near shower and toilet is soft and needs to be repaired. Broken floor tile needs to be replaced.
- Broken tile in shower needs to be replaced and/or repaired.
- Electrical connection(s) need to be properly sealed with cover
- Visible termite damage and signs of active termites
- A stop work order has been placed on the property for unpermitted work being done to the lower-level units.

**Corrective Action(s):**

Correct all concerns as noted in the violation detail. In addition, either the property owner and/or a licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:

**NOVEMBER 28, 2025**

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.

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



**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@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](http://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.

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

DECEMBER 2, 2025

REAL ESTATE COMPANY LLC  
2850 34TH ST N PMB 1238  
ST PETERSBURG, FL 33713-3635  
Case Number: CE-25-167

**RE Property:** 515 129<sup>th</sup> Ave. E

**Parcel #**15-31-15-97866-002-0030

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**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):**

**DIVISION 4. - RENTAL OF RESIDENTIAL DWELLING UNITS**

**Sec. 14-130.2. - Definitions.**

International Property Maintenance Code or property maintenance code refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. Residential rental property means the contiguous lot or parcel of real property under single ownership on which one or more residential rental units are located. Residential rental unit means any building, structure, living unit, room, enclosure, mobile home, or part thereof, located within the city which is rented or offered for rent as the primary residence of any person, or which is rented or offered for rent to serve or which does serve as the residence of such person for a continuous period of more than 30 days. Residential rental unit does not include living quarters provided by any institution or facility, whether public or private, incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services; a property or unit which is occupied under a contract for sale; transient lodgings occupied for less than a 30-day period and which are not the primary residence of the transient occupant.

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.

**Sec. 14-70. - Same—General maintenance.**

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(3) Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

(9) All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to all provisions of the National Electrical Code.

**Sec. 14-71. - Duties and responsibilities of operator.**

(c) Every operator shall be responsible for the elimination of infestation in and on the premises subject to his control.

**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 two hundred fifty dollars (\$250) per day.



Floor/subfloor in bathroom near shower and toilet is soft and needs to be repaired.  
Broken floor tile needs to be replaced.

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.



**Broken tile in shower needs to be replaced and/or repaired.**

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.



Electrical connection(s) need to be properly sealed with cover

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.



Termite damage to floor and signs of active termites

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.



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):**

- Floor/subfloor in bathroom near shower and toilet is soft and needs to be repaired. Broken floor tile needs to be replaced.
- Broken tile in shower needs to be replaced and/or repaired.
- Electrical connection(s) need to be properly sealed with cover
- Visible termite damage and signs of active termites
- A stop work order has been placed on the property for unpermitted work being done to the lower-level units.

**Corrective Action(s):**

Correct all concerns as noted in the violation detail. In addition, either the property owner and/or a licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:  
**DECEMBER 16, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@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](http://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.

**CERTIFIED MAIL®**



300 Municipal Drive  
Madeira Beach, Florida 33708



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REAL ESTATE COMPANY LLC  
2850 34TH ST N PMB 1238  
ST PETERSBURG, FL 33713-3635  
Case Number: CE-25-167

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

3/27/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST  
515 129TH AVE E  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E

**Parcel #15-31-15-97866-002-0030**

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the 6<sup>th</sup> day of April, **2026** 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):

**DIVISION 4. - RENTAL OF RESIDENTIAL DWELLING UNITS**

**Sec. 14-130.2. - Definitions.**

International Property Maintenance Code or property maintenance code refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. Residential rental property means the contiguous lot or parcel of real property under single ownership on which one or more residential rental units are located. Residential rental unit means any building, structure, living unit, room, enclosure, mobile home, or part thereof, located within the city which is rented or offered for rent as the primary residence of any person, or which is rented or offered for rent to serve or which does serve as the residence of such person for a continuous period of more than 30 days. Residential rental unit does not include living quarters provided by any institution or facility, whether public or private, incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services; a property or unit which is occupied under a contract for sale; transient lodgings occupied for less than a 30-day period and which are not the primary residence of the transient occupant.

**Sec. 14-70. - Same—General maintenance.**

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(3) Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

(9) All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to all provisions of the National Electrical Code.

**Sec. 14-71. - Duties and responsibilities of operator.**

(c) Every operator shall be responsible for the elimination of infestation in and on the premises subject to his control.

**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.

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 27<sup>th</sup> day of March, 2026.



**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

March 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-167

ABSOLUTE CONTROL TRUST  
515 129TH AVE E  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E

**Parcel #**15-31-15-97866-002-0030

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, 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):

**DIVISION 4. - RENTAL OF RESIDENTIAL DWELLING UNITS**

**Sec. 14-130.2. - Definitions.**

International Property Maintenance Code or property maintenance code refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. Residential rental property means the contiguous lot or parcel of real property under single ownership on which one or more residential rental units are located. Residential rental unit means any building, structure, living unit, room, enclosure, mobile home, or part thereof, located within the city which is rented or offered for rent as the primary residence of any person, or which is rented or offered for rent to serve or which does serve as the residence of such person for a continuous period of more than 30 days. Residential rental unit does not include living quarters provided by any institution or facility, whether public or private, incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services; a property or unit which is occupied under a contract for sale; transient lodgings occupied for less than a 30-day period and which are not the primary residence of the transient occupant.

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surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

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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.

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.



**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

March 27, 2026

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

Petitioner,

vs.

CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST  
515 129TH AVE E  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E

**Parcel #** 15-31-15-97866-002-0030

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 515 129TH AVE E, Parcel # 15-31-15-97866-002-0030 the City of Madeira Beach.

On the 27 day of March, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko  
Connor Mecko, Code Compliance Specialist  
City of Madeira Beach

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 27 day of March 2026, by Connor Mecko who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.





Mar 27, 2026 at 12:46:27 PM

515

WARNING  
24 HOUR VIDEO SURVEILLANCE

**TOW AWAY ZONE**  
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AWAY AT OWNERS EXPENSE 24 HRS A DAY 7 DAYS A WK  
**Leverocks NBC**  
**727-391-3577**

PRIVATE DRIVE  
PRIVATE PROPERTY

NOTICE OF TOWING



**Parcel Summary**  
 (as of 13-Feb-2026)

Parcel Number

**10-31-15-43272-000-0130**

- Owner Name  
**VIN INVESTMENT LLC**
- Property Use  
**0110 Single Family Home**
- Site Address  
**575 NORMANDY RD  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904**
- Legal Description  
**ISLAND ESTATES UNIT NO. 1 LOT 13**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1951**

Living SF	Gross SF	Living Units	Buildings
<b>2,856</b>	<b>3,993</b>	<b>1</b>	<b>1</b>

**Parcel Map**



Powered by Esri (<http://www.esri.com/>)

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc...) will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">23022/2193</a>	\$747,900	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	25/19

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$649,430	\$649,430	\$649,430	\$649,430	\$649,430

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$1,210,016	\$936,599	\$936,599	\$1,210,016	\$936,599
2023	N	\$1,178,567	\$851,454	\$851,454	\$1,178,567	\$851,454
2022	N	\$1,131,904	\$774,049	\$774,049	\$1,131,904	\$774,049
2021	N	\$840,958	\$703,681	\$703,681	\$840,958	\$703,681
2020	N	\$639,710	\$639,710	\$639,710	\$639,710	\$639,710

2025 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Dec-2024	\$100	<a href="#">U</a>	I	NGUYEN BAO VINH	VIN INVESTMENT LLC	<a href="#">23022/2193</a>
06-Sep-2023	\$100	<a href="#">U</a>	I	NGUYEN BAO VINH	NGUYEN BAO VINH	<a href="#">22554/2252</a>
03-Dec-2019	\$715,000	<a href="#">Q</a>	I	BUSHERT JAMES A	NGUYEN BAO VINH	<a href="#">20800/2122</a>
23-Sep-2016	\$100	<a href="#">U</a>	I	BUSHERT JAMES A	BUSHERT JAMES A	<a href="#">19350/2311</a>
16-Sep-2016	\$700,000	<a href="#">Q</a>	I	CASTALDI MARIA	BUSHERT JAMES A	<a href="#">19349/0952</a>

2025 Land Information

Land Area:  $\cong$  7,754 sf |  $\cong$  0.17 acres      Frontage and/or View: Canal/River      Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	64x120	\$9,000	64.20	FF	1.0914	\$630,611

2025 Building 1 Structural Elements and Sub Area Information

**Structural Elements**

Foundation: Continuous Footing Poured  
 Floor System: Slab On Grade  
 Exterior Walls: Cb Stucco/Cb Reclad  
 Unit Stories: 2  
 Living Units: 1  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Year Built: 1951  
 Building Type: Single Family  
 Quality: Above Average  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Upgrade  
 Heating: Central Duct  
 Cooling: Cooling (Central)  
 Fixtures: 13  
 Effective Age: 33

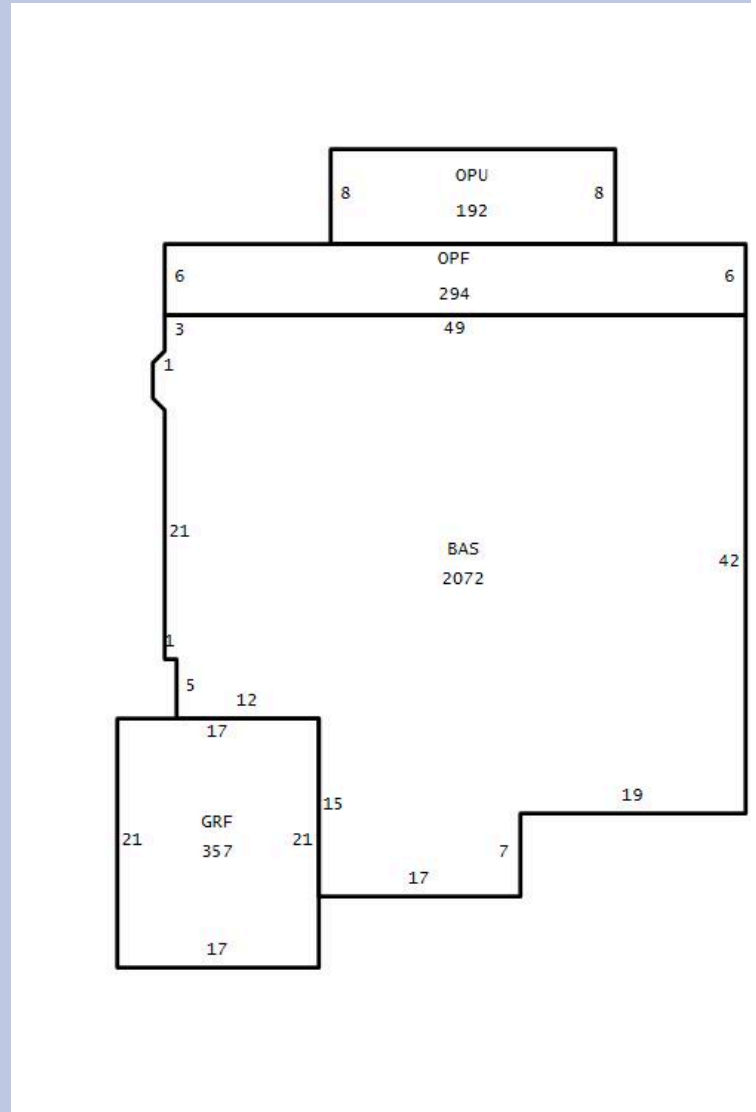
**Sub Area**

**Living Area SF**

**Gross Area**

Item 6A.

Base (BAS): 2,072  
 Upper Story (USF): 784  
 Garage (GRF): 0  
 Open Porch (OPF): 0  
 Open Porch Unfinished (OPU): 0  
**Total Area SF: 2,856 3,993**



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$13,000.00	1	\$13,000	\$5,200	1982
DOCK	\$62.00	330.0	\$20,460	\$9,002	2003
FIREPLACE	\$11,000.00	1	\$11,000	\$4,400	1982
PATIO/DECK	\$28.00	200.0	\$5,600	\$2,240	2000
PATIO/DECK	\$15.00	180.0	\$2,700	\$1,512	2009
POOL	\$59,000.00	1	\$59,000	\$33,040	2009
SHED	\$13.00	102.0	\$1,326	\$1,326	1970
SOLAR	\$2.50	7,200.0	\$18,000	\$18,000	2013
SPA/JAC/HT	0.00	1	\$0	\$0	1992

**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 final 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.

Item 6A.

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>
<a href="#">PER-H-CB08-11671</a>	POOL	10/31/2008	\$23,000
<a href="#">PER-H-CB313332</a>	GARAGE	03/01/2005	\$8,910
<a href="#">PER-H-CB294022</a>	ADDITION/REMODEL/RENOVATION	04/14/2004	\$3,600
<a href="#">RP3378903</a>	DOCK	01/06/2004	\$0
<a href="#">PER-H-CB243117</a>	ROOF	10/04/2001	\$3,775

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

March 27, 2026

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

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 Normandy Rd

**Parcel #**10-31-15-43272-000-0130

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**  
**REQUEST FOR ADDITIONAL TIME**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **April, 2026** 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 Madeira Beach within five (5) days at 300 Municipal Drive, Madeira 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 27 day of MARCH, 2026.



**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

March 27, 2026

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

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 Normandy Rd

**Parcel #** 10-31-15-43272-000-0130

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 575 NORMANDY RD, Parcel # 10-31-15-43272-000-0130 the City of Madeira Beach.

On the 27 day of March, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

*Connor Mecko*

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA  
COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 27 day of March, 2026, by Connor Mecko who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



March 27, 2026 at 11:24:14 AM

CITY OF MADEIRA BEACH

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 26-27

RED RIVER PROPERTY GROUP LLC  
3413 MONTANA AVE  
BIRMINGHAM, AL 35216

Respondent,  
vs. Parcel #15-31-15-04336-005-070

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK 8, LOT 7

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:  
That pursuant to Florida Statute 162.12,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13113 2ND ST E, Parcel #15-31-15-04336-005-070 the City of Madeira Beach.  
On the 27 day of March, 2026, I mailed 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.

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 26-147

ABSOLUTE CONTRACT TRUST  
515 12TH AVE E  
MADEIRA BEACH, FL 33708

Respondent,  
vs. Parcel #15-31-15-07846-002-008

Legal Description: WILLIAMS, BILL, MADEIRA HARBOR BLK 3RD ADD BLD 2, LOT 3

**NOTICE OF HEARING**

To whom it may concern:  
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 6th day of April, 2026 at the Madeira Beach City Center in the Patricia Shortz Communication 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):

**DIVISION 4 - RENTAL OF RESIDENTIAL PROBLEMS UNITS**  
Sec. 16-130.3 - Definitions

Intentional Property Maintenance Code or property maintenance code refers to the minimum standards for maintenance of residential properties as set forth in the 2009 edition of the International Property Maintenance Code, as it may be amended from time to time. Residential rental means the use of a building, structure, or part thereof, located within the city which is rented or leased for use as the primary residence of any person, or which is rented or leased for use to serve the needs of the primary residence of any person, for a continuous period of more than 30 days, whether public or private, including in the provision of medical, genetic, educational, recreational, religious, or athletic activities a property or unit which is occupied under a contract for sale, installment contract for sale, or lease for a 30-day period and which is not the primary residence of the tenant occupant.

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 26-2178

VIN INVESTMENT LLC  
7880 97TH AVE N  
POWELL PARK, FL 33708

Respondent,  
vs. Parcel #10-31-15-43770-000-030

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING  
REQUEST FOR ADDITIONAL TIME**

To whom it may concern:  
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 6th day of April, 2026 at the Madeira Beach City Center in the Patricia Shortz Communication 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. 16-52 - What materials

A person, firm or corporation shall not construct, enlarge, alter, repair, reconstruct, demolish, or change the occupancy of a building or structure, or erect, or convert to high, or install or alter fire extinguishing apparatus, elevators, engines, steam boilers, furnaces, incinerators, or other heat producing apparatus, plumbing, mechanical, or electrical equipment or any appurtenance, the installation of which is regulated by the local development regulations or ordinances, the installation of which is regulated by the building official. When the other instance of the Code with a permit has been issued by the building official, the use of repair or modifications does not exceed \$100.00, 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 supporting the shales of no greater than 50 square feet, for work of

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 26-157

TRADOR, PAUL  
TRADOR, KATHERINE  
1887 17TH LN  
SEMINOLE, FL 33776-3643

Respondent,  
vs. Parcel #15-31-15-06329-008-010

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:  
That pursuant to Florida Statute 162.12,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 1814 GOLF BLVD, Parcel #15-31-15-06329-008-010 the City of Madeira Beach.  
On the 27 day of March, 2026, I mailed 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.

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

MARCH 27, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,  
vs. CASE NO. 26-137

LA POINT, BRIDGET  
4204 MYRTLE ST  
ST PETERSBURG, FL 33711-4343

Respondent,  
vs. Parcel #10-31-15-04336-000-000

Legal Description: BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:  
That pursuant to Florida Statute 162.12,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested,  
On the 27 day of March, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.  
On the 27 day of March, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 913 BAY POINT DR, Parcel #10-31-15-04336-000-000 the City of Madeira Beach.  
On the 27 day of March, 2026, I mailed 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.

Page 1 of 2

BOARD OF COMMISSIONERS  
SPECIAL MEETING (CITY MANAGER  
CANDIDATE PRESENTATIONS &  
SELECTING FINALIST(S)) AGENDA  
Friday, March 27, 2026 at 1:00 PM  
Communication Chambers, 300 Municipal Drive,  
Madeira Beach, FL 33708

This Meeting will be held on Spectrum Channel 48 and YouTube streamed on the City's Website.

**CALL TO ORDER**  
**ROLL CALL**  
**PUBLIC COMMENT**

Public participation is encouraged. If you are addressing the Commission, stop in the podium and hold your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.

If you would like to submit a letter to the City, please follow up on a comment or question made at the meeting. You may file one comment card with the contact information and give it to the City Manager. Comment cards are available at the back table in the Communication Chambers. Completing a comment card is not mandatory.

**CITY MANAGER CANDIDATE PRESENTATIONS**

A. Stanley Harrison  
B. Michael Hofflich  
C. Ashli Lister  
D. Ryan Lister  
E. Debra Lister  
F. Timothy Oates  
G. Raymond Palmer

**SELECTING FINALIST(S) FOR THE CITY MANAGER POSITION**

**A. ADJOURNMENT**

One or more Elected or Appointed Officials may be in attendance.

Any person who desires to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting will need a written record of the proceedings and for such purposes may need to assure that a written record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be heard. The law does not require the minutes to be presented verbatim. Therefore, the applicant must make the necessary arrangements with a person reporter or person reporting live and bear the resulting expense. In accordance with the Americans with Disability Act and P.S. 206.26, any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 771-781-9911 ext. 211 or 212 or submit a written request to [treasurer@madeirabeachfl.gov](mailto:treasurer@madeirabeachfl.gov).

Mar 27, 2026 at 1:14:36 PM

