Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

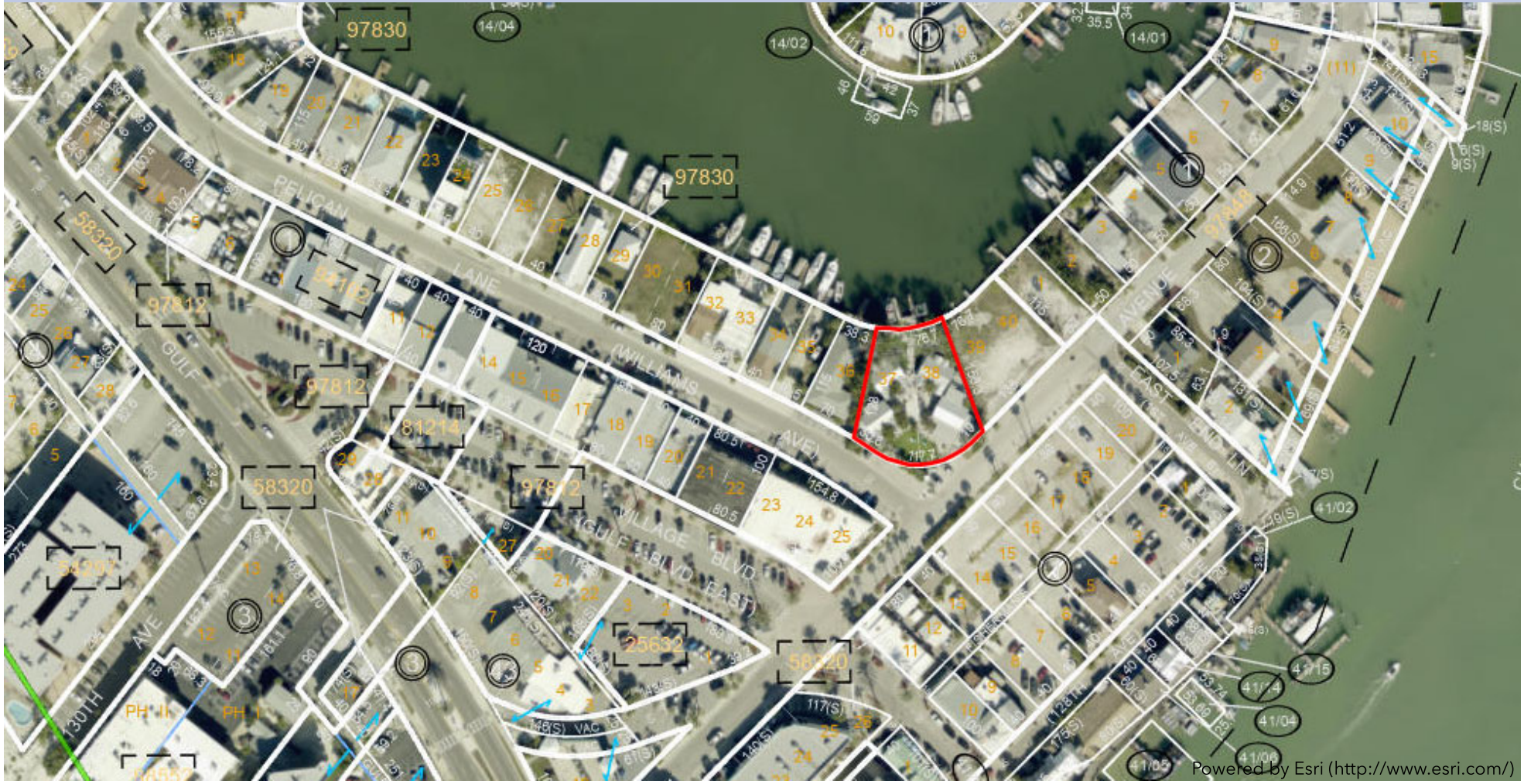
Parcel Summary
(as of 03-Nov-2026)

Parcel Number
15-31-15-97830-000-0370

- Owner Name
  2DS HOLDINGS LLC
- Property Use
  0822 Apartments (5-9 units)
- Site Address
  12901 PELICAN LN
  MADEIRA BEACH, FL 33708
- Mailing Address
  12901 PELICAN LN
  MADEIRA BEACH, FL 33708-4600
- Legal Description
  WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1951 | 1951 | 1951 | 1951

Heated SF	Gross SF	Living Units	Buildings
3,336	**4,249**	**7**	**4**

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2028	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).
2027	No	0%		
2026	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20770/0840	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/67

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$1,650,000	$1,650,000	$1,650,000	$1,650,000	$1,650,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	$1,250,000	$1,250,000	$1,250,000	$1,250,000	$1,250,000
2024	N	$1,650,000	$1,481,802	$1,481,802	$1,650,000	$1,481,802
2023	N	$1,540,000	$1,347,093	$1,347,093	$1,540,000	$1,347,093
2022	N	$1,420,000	$1,224,630	$1,224,630	$1,420,000	$1,224,630
2021	N	$1,113,300	$1,113,300	$1,113,300	$1,113,300	$1,113,300

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
View 2025 Tax Bill	16.132	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-Nov-2019	$1,365,000	Q	I	HUGHES JAMES J	2DS HOLDINGS LLC	20770/0840
04-Apr-2013	$650,000	Q	I	PANAGIOTOPOULOS KATHLEEN	HUGHES JAMES J TR	17961/0782
22-Sep-2011	$150,000	U	I	EDMUNDS CHERYL PR	ANDERSON LORRAINE	17401/2053
22-Sep-2011	$0	U	I	EDMUNDS CHERYL	ANDERSON LORRAINE	17401/2051
22-May-2003	$100	U	I	WHEELER KATHLEEN TR	WHEELER, KATHLEEN	12765/0152

2026 Land Information

Land Area: ≅ 17,285 sf | ≅ 0.39 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	103x138	$10,500	103.00	FF	1.0080	$1,090,152

2026 Building 1 Structural Elements and Sub Area Information

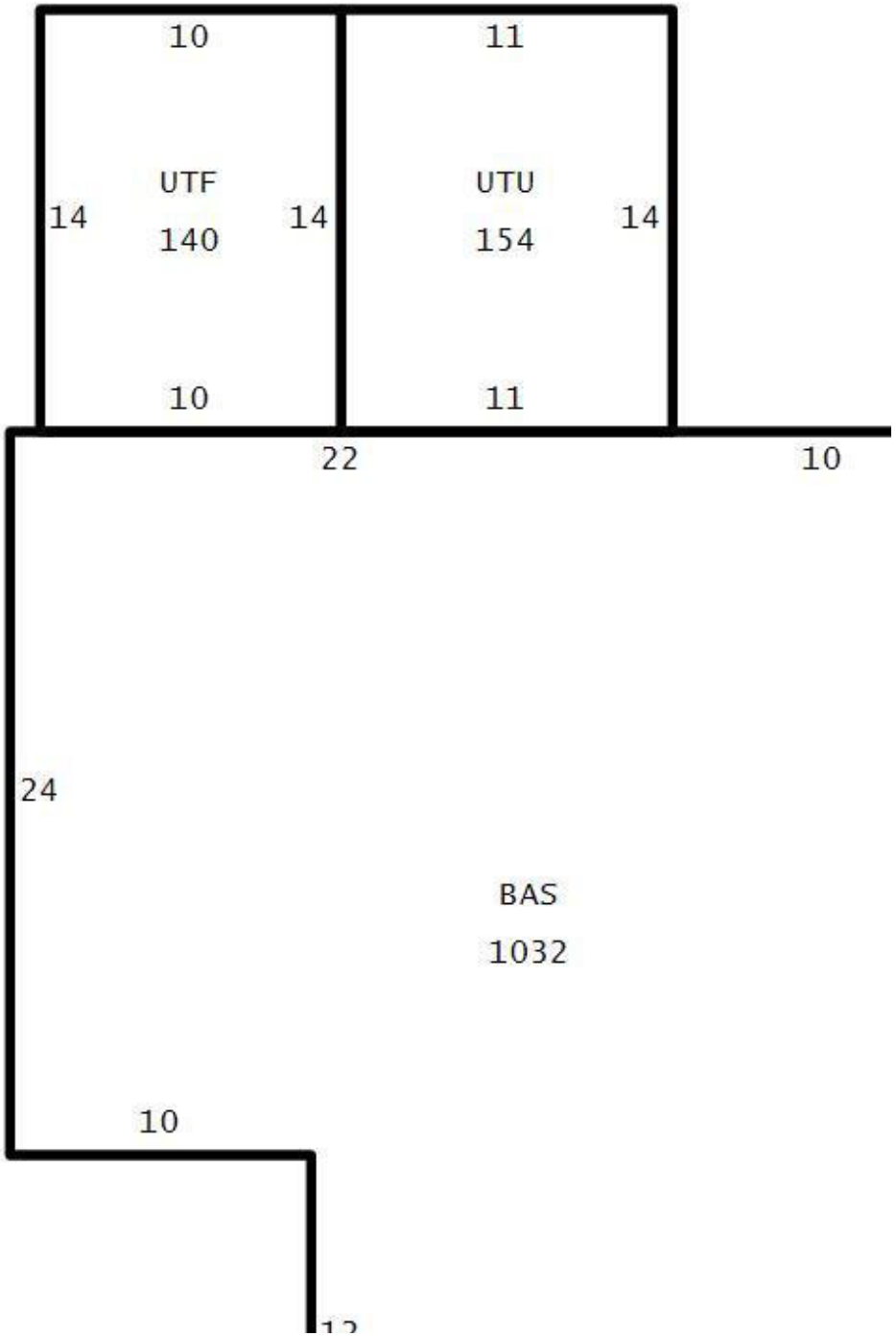
Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Metal Corrugated/She
Year Built:	1951

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,032	1,032
Enclosed Porch Unfinished (EPU):	0	187
Open Porch Unfinished (OPU):	0	60
Screen Porch (SPF):	0	72
Utility (UTF):	0	140
Utility Unfinished (UTU):	0	154
Total Area SF:	**1,032**	**1,645**

Structural Elements

Building Type:	Duplex - 4-Plex
Quality:	Above Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Mini Split
Cooling:	Mini Split
Fixtures:	6
Effective Age:	21

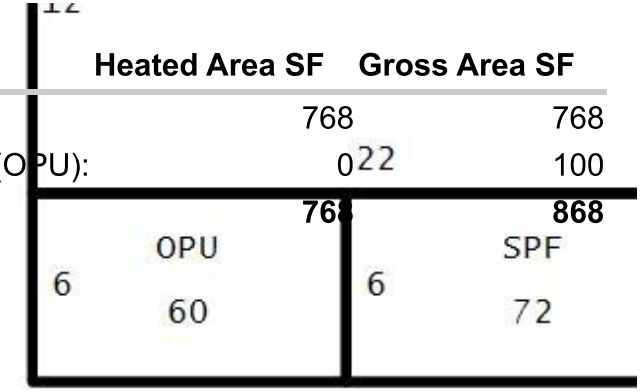


2026 Building 2 Structural Elements and Sub Area Information

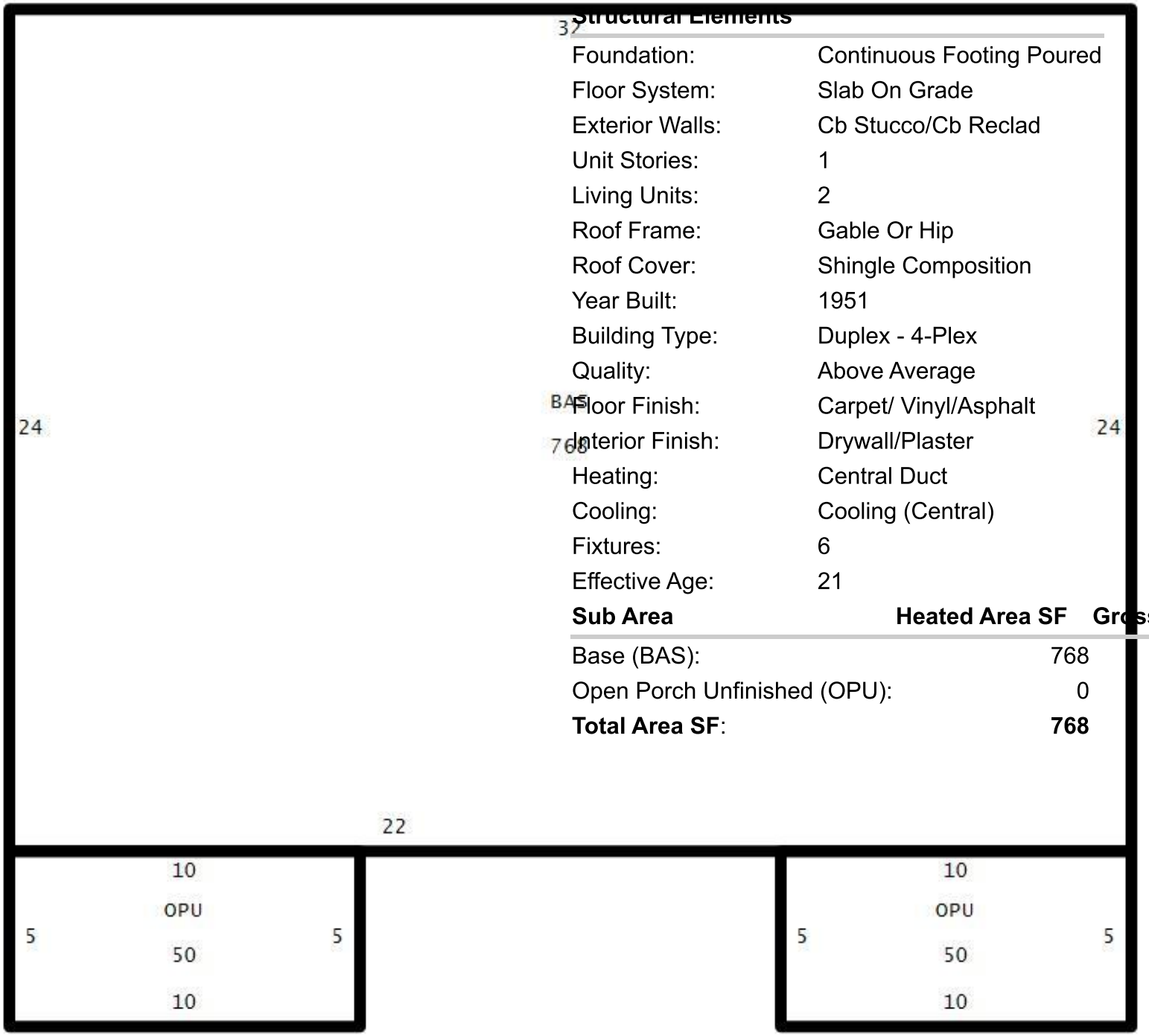
Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	2
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1951
Building Type:	Duplex - 4-Plex
Quality:	Above Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	21

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	768	768
Open Porch Unfinished (OPU):	0	100
Total Area SF:	**768**	**868**



2026 Building 3 Structural Elements and Sub Area Information

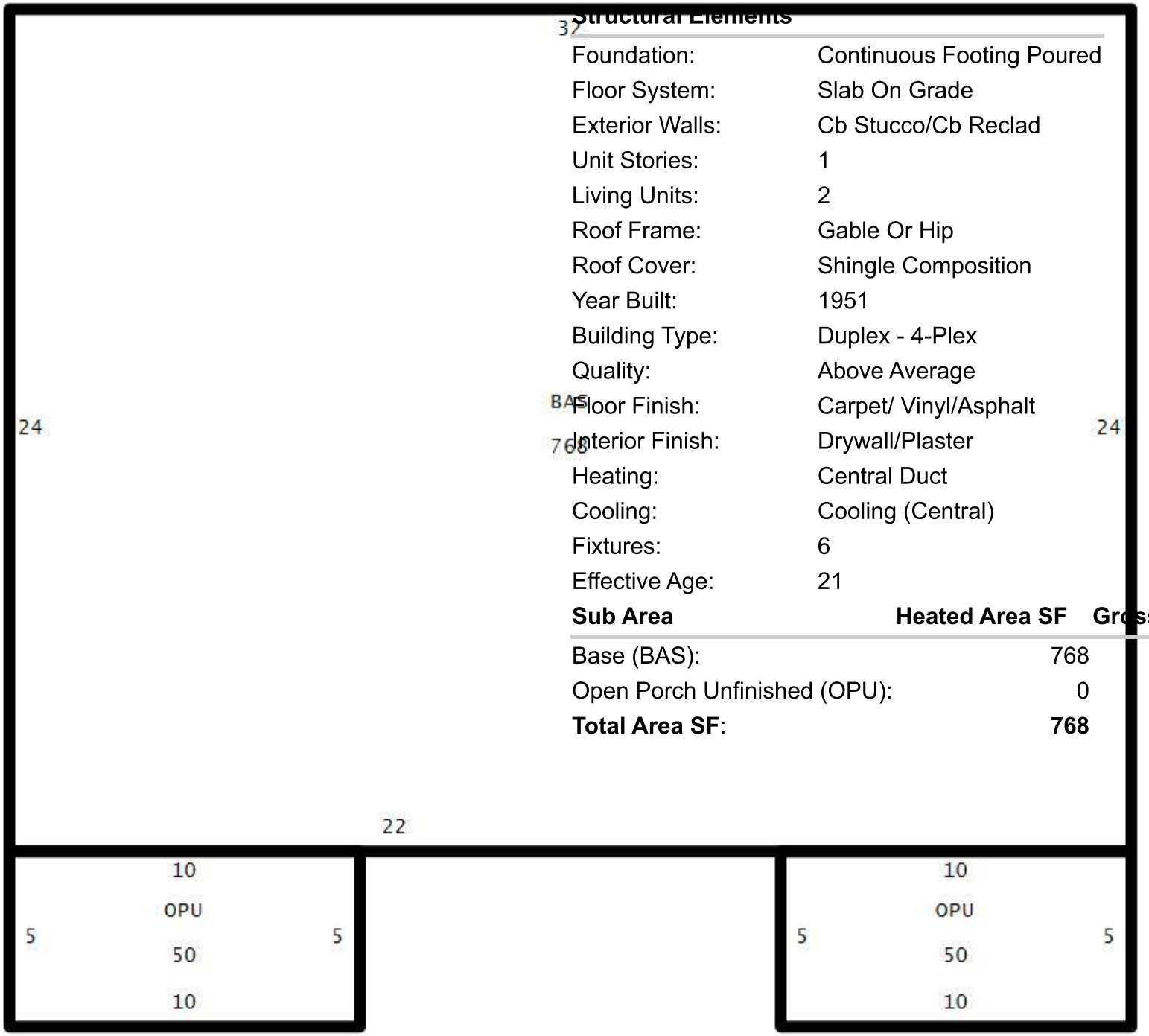


Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	2
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1951
Building Type:	Duplex - 4-Plex
Quality:	Above Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	21

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	768	768
Open Porch Unfinished (OPU):	0	100
Total Area SF:	**768**	**868**

2026 Building 4 Structural Elements and Sub Area Information

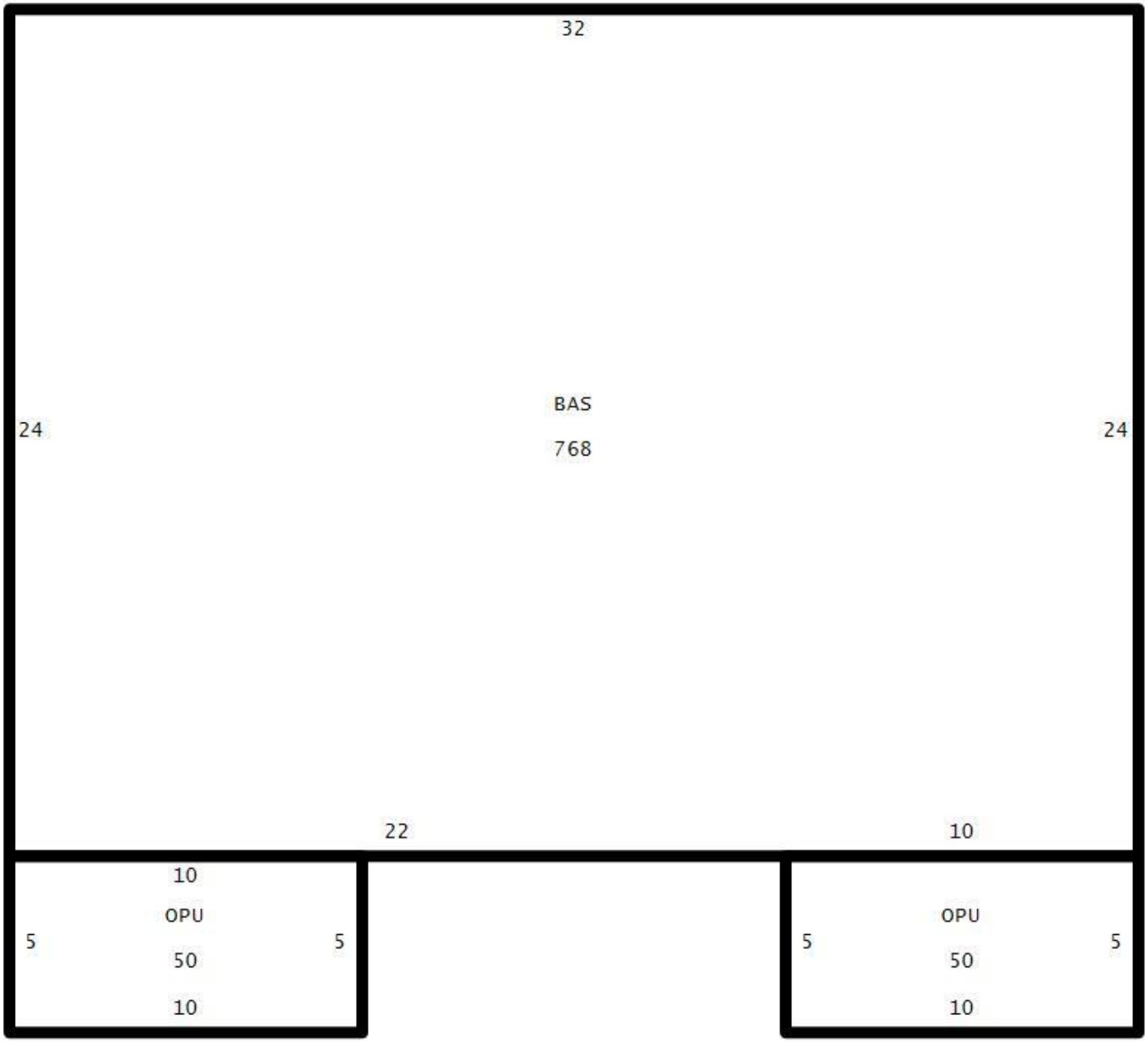


Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	2
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1951
Building Type:	Duplex - 4-Plex
Quality:	Above Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	21

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	768	768
Open Porch Unfinished (OPU):	0	100
Total Area SF:	**768**	**868**

2026 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$5.00	500.0	$2,500	$2,500	0
BT LFT/DAV	$13,000.00	1	$13,000	$5,200	1990
DOCK	$62.00	144.0	$8,928	$3,571	1960
SHUFBDCT	0.00	1	$0	$0	1951

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
2026-2868-MECH	HEAT/AIR	08/04/2026	$3,800
R20220343	ROOF	04/26/2022	$19,817
DRVWY20210106	CONC PAVE/DRIVEWAY	02/09/2021	$17,500
F5053	FENCE	10/06/2020	$4,366
121	CANOPY	12/15/2015	$86,920
201400820	HEAT/AIR	11/12/2014	$6,000
201400198	HEAT/AIR	04/02/2014	$4,000

Permit Number	Description	Issue Date	Estimated Value
201311520	ROOF	01/16/2013	$2,200
PER-H-CB279252	SHED	07/22/2003	$8,500

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

181660.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166763		MB

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

12901 PELICAN LN MADEIRA BEACH
WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS
37 AND 38 & RIP RTS

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727) 464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	1,650,000	4.4989	0	1,650,000	7,423.19
HEALTH DEPARTMENT	1,650,000	0.0713	0	1,650,000	117.65
EMS	1,650,000	0.8050	0	1,650,000	1,328.25
SCHOOL-STATE LAW	1,650,000	3.0250	0	1,650,000	4,991.25
SCHOOL-LOCAL BD.	1,650,000	3.2480	0	1,650,000	5,359.20
SW FLA WTR MGMT.	1,650,000	0.1831	0	1,650,000	302.12
PINELLAS COUNTY PLN.CNCL.	1,650,000	0.0171	0	1,650,000	28.22
JUVENILE WELFARE BOARD	1,650,000	0.8168	0	1,650,000	1,347.72
SUNCOAST TRANSIT AUTHORITY	1,650,000	0.7168	0	1,650,000	1,182.72
MADEIRA BEACH	1,650,000	2.7500	0	1,650,000	4,537.50

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.1320	AD VALOREM TAXES	26,617.82

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	26,617.82

See reverse side for important information

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	25,553.11	25,819.29	26,085.46	26,351.64	26,617.82

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

181660.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166763		MB

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12901 PELICAN LN MADEIRA BEACH
WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS
37 AND 38 & RIP RTS

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600

DO NOT WRITE BELOW THIS PORTION

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	25,553.11	25,819.29	26,085.46	26,351.64	26,617.82

1 0R166763 2026 5

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

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

DECEMBER 10, 2025

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600
Case Number: CE-25-180

RE Property: 12901 PELICAN LN **Parcel #**15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

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.

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

Sec. 34-503. - Registration required.

(a) It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division.

(b) A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if;

(2) The residential property is not in violation of any section of the Code of Ordinances; and

(3) An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid.

Violation Detail(s):

Nightly rentals remodeled post-flood without permits/inspections.

Balance still due, so business tax receipt remains inactive.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an "after-the-fact" building permit to comply. All business tax dues be paid in full.

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

Follow up date:
DECEMBER 24, 2025

City of Madeira Beach
Building Department
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 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.

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

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

JULY 15, 2026

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600
Case Number: CE-25-180

RE Property: 12901 PELICAN LN **Parcel #**15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

NOTICE OF CODE VIOLATION

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

Ordinance(s):

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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):

Nine units remodeled post-flood and replaced 46 windows without permits/inspections.

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:
JULY 29, 2026

City of Madeira Beach
Building Department
codecompliance@madeirabeachfl.gov
727-391-9951

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





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





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





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.

About this space

Our cozy Studio Bungalow is for 2 ppl, and provides you with everything you need to enjoy your visit. A Queen size memory foam bed and a spa styled bathroom. The space has a 50" Smart HDTV, a small refrigerator, microwave, coffee maker and comp. coffee. This unit has a personal patio for relaxing and is located in the heart of John's Pass, steps from the boardwalk/village and a short walk to the beach.

The space

This bayfront property features nine newly renovated Bungalows located in the heart of John's Pass. Units 1 - 7 are 1 bedroom/ 1 bath Unit #8 is a 2 bedroom / 1 bath and Unit #9 is a studio. Arrive by boat or car! From our private dock enjoy a BBQ, bird & dolphin watching, fishing or kayaking. Use our beach equipment for all your trips to the Beach.

Guest access

We message our guests the unit code the morning of arrival. One reserved parking space per unit, please display parking pass on dashboard (located in unit) while on property.

#9 Sea Turtle Bungalows@Johns Pass-Studio/1B

Share Save



Private room in bungalow in Madeira Beach, Florida
2 guests · Studio · 2 beds · 1 private bath

Prices include all fees

Guest favorite — One of the most loved homes on Airbnb, according to guests — 4.93 ★★★★★ — 110 Reviews

$388 for 2 nights

CHECK-IN 7/28/2026 | CHECKOUT 7/30/2026

GUESTS 1 guest

Hosted by Jamee
1 year hosting

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 FAX:727-399-1131





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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BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131





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CERTIFIED MAIL®

9589 0710 5270 4375 7795 20

quadient
FIRST-CLASS MAIL
IMI
$010.98 0
07/15/2026 ZIP 33708
043M31233717

US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600
Case Number: CE-25-180

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL, 33708

CE 25-180

9590 9402 0097 6058 5839 88

2. Article Number *(Transfer from service label)*

9589 0710 5270 4375 7795 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmatio Restricted Delivery

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-180

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600

Respondents.

RE Property: 12901 PELICAN LN **Parcel #** 15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

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 and Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-180

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600

Respondents.

RE Property: 12901 PELICAN LN **Parcel #** 15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER, 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 3 day of November, 2026.



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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-180

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600

Respondents.

RE Property: 12901 PELICAN LN **Parcel #** 15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 3 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 12901 PELICAN LN, Parcel #15-31-15-97830-000-0370 the City of Madeira Beach.
On the 3 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ___ physical presence or ___ online notarization, this 3rd day of November, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 314445

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11/04/2026 ZIP 33708
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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

vs.

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600

Nov 4, 2026 at 2:32:08 PM



Nov 4, 2026 at 2:08:16 PM

CITY OF MADEIRA BEACH

2026 FALL SOCCER REGISTRATION

MEETING NOTICES