Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 03-Nov-2026)

Parcel Number
10-31-15-34362-014-0170

- Owner Name
  MADEIRA PALOMA PROPERTIES LLC
- Property Use
  0110 Single Family Home
- Site Address
  325 140TH AVE E
  MADEIRA BEACH, FL 33708
- Mailing Address
  500 E PIPING ROCK LN
  SIOUX FALLS, SD 57108-8553
- Legal Description
  GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER O.R. 189/17 TOGETHER WITH W'LY 1/2 OF LOT 18
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  2016

Living SF	Gross SF	Living Units	Buildings
4,170	**5,634**	**1**	**1**

Parcel Map



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

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
22450/0515	$2,405,700	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	21/32

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$2,016,720	$2,016,720	$2,016,720	$2,016,720	$2,016,720

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	$2,043,629	$2,043,629	$2,043,629	$2,043,629	$2,043,629
2024	N	$2,273,969	$2,273,969	$2,273,969	$2,273,969	$2,273,969
2023	Y	$3,162,278	$1,482,684	$1,432,684	$1,457,684	$1,432,684
2022	Y	$2,756,123	$1,439,499	$1,389,499	$1,414,499	$1,389,499
2021	Y	$2,024,527	$1,397,572	$1,347,572	$1,372,572	$1,347,572

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
12-May-2023	$2,850,000	Q	I	DENMAN PETER TRE	MADEIRA PALOMA PROPERTIES LLC	22450/0515
12-Feb-2019	$0	U	I	DENMAN PETER	DENMAN PETER TRUSTEE	20441/0490
14-May-2014	$385,000	U	V	CORNERSTONE INVESTMENTS INC	DENMAN PETER	18407/0365
18-Jul-2000	$170,000	Q	I	LLOYD JOHN	CORNERSTONE INV INC	10982/1107
20-Jun-2000	$125,000	U	I	HENSLEY DONALD	LLOYD, JOHN	10952/1412

2026 Land Information

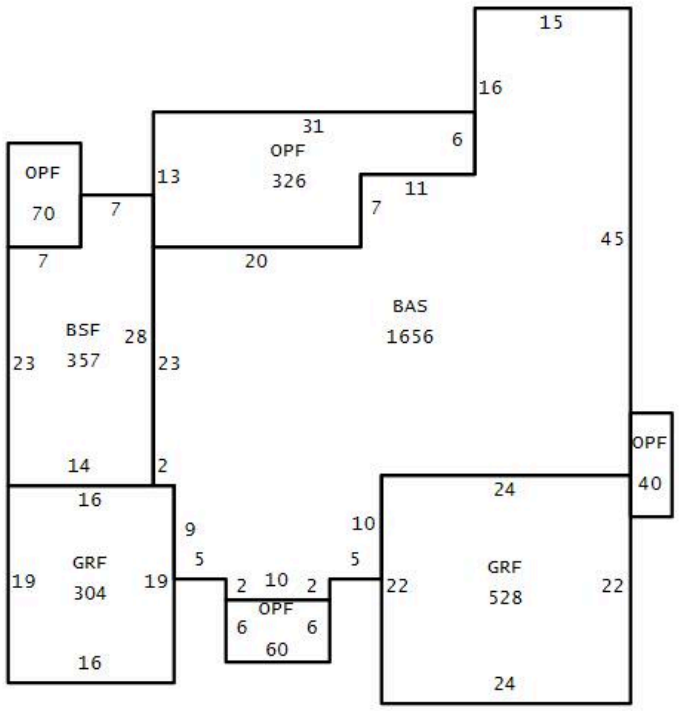
Land Area: ≅ 16,156 sf | ≅ 0.37 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	89x174	$9,800	89.40	FF	1.1305	$990,454

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab Above Grade Low
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	2
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Concrete Tile/Metal
Year Built:	2016
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:	11

Sub Area	Living Area SF	Gross Area SF
Upper Story (USF):	2,157	2,157
Base (BAS):	1,656	1,656
Base Semi-finished (BSF):	357	357
Garage (GRF):	0	832
Open Porch (OPF):	0	632
Total Area SF:	**4,170**	**5,634**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$17,000.00	1	$17,000	$16,490	2025
DOCK	$62.00	288.0	$17,856	$12,678	2010
GENERATOR	0.00	1	$0	$0	2021
PATIO/DECK	$47.00	80.0	$3,760	$2,782	2017
POOL	$59,000.00	1	$59,000	$43,660	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.

Permit Number	Description	Issue Date	Estimated Value
WND-24-00293	DOCK	04/18/2024	$0
2024-2279-DOCK	DOCK	03/28/2024	$20,225
E20210007A	GENERATORS	01/05/2021	$16,101
E20210007	GENERATORS	01/05/2021	$16,101
BR2507	GAZEBO	04/11/2018	$8,000
BR1808	ADDITION/REMODEL/RENOVATION	08/08/2017	$42,000
1305	DOCK	02/01/2017	$18,140
P46544-17	DOCK	01/31/2017	$0
1165	MISCELLANEOUS	12/02/2016	$275
799	FENCE	08/03/2016	$12,657

Adam Ross
Pinellas County Tax Collector

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

126177.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R115583		MB

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS SD 57108-8553

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

325 140TH AVE E MADEIRA BEACH
GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER

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	2,016,720	4.4989	0	2,016,720	9,073.02
HEALTH DEPARTMENT	2,016,720	0.0713	0	2,016,720	143.79
EMS	2,016,720	0.8050	0	2,016,720	1,623.46
SCHOOL-STATE LAW	2,016,720	3.0250	0	2,016,720	6,100.58
SCHOOL-LOCAL BD.	2,016,720	3.2480	0	2,016,720	6,550.31
SW FLA WTR MGMT.	2,016,720	0.1831	0	2,016,720	369.26
PINELLAS COUNTY PLN.CNCL.	2,016,720	0.0171	0	2,016,720	34.49
JUVENILE WELFARE BOARD	2,016,720	0.8168	0	2,016,720	1,647.26
SUNCOAST TRANSIT AUTHORITY	2,016,720	0.7168	0	2,016,720	1,445.58
MADEIRA BEACH	2,016,720	2.7500	0	2,016,720	5,545.98

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	32,533.73

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	32,533.73

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	31,232.38	31,557.72	31,883.06	32,208.39	32,533.73

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

126177.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R115583		MB

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS SD 57108-8553

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

325 140TH AVE E MADEIRA BEACH
GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW

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	31,232.38	31,557.72	31,883.06	32,208.39	32,533.73

1 0R115583 2026 9

City of Madeira Beach
COMMUNITY DEVELOPMENT DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

JULY 29, 2026

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108
Case Number: CE-26-130

RE Property: 325 140TH AVE E **Parcel #** 10-31-15-34362-014-0170

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER O.R. 189/17 TOGETHER WITH W'LY 1/2 OF LOT 18

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. 14-39. - Technical amendments.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspace) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited

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.

storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).
2.Be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
2.2The total net area of non-engineered openings shall be not less than 1 square inch (645 mm 2) for each square foot (0.093 m 2) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
3.Be not more than 299 square feet in total area, except for crawlspace foundations that have a wall height less than 36 inches.

Sec. 110-201. - Definition; purpose and intent.
The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.
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 three-month period.

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.

Violation Detail(s):

Enclosed area below design flood elevation has been converted to living space (home theater).
The zoning for this property is no less than three mo. – short term rental activity found on Airbnb.

No active city business tax license at this address to allow any such rental activity.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to remove the floodplain violations via obtaining a partial demo permit. City staff will require the property to be reinspected to confirm compliance.

Cease short-term rental activity immediately - three months minimum in R-2 zone.

If the owners still wish to rent the property, a business tax license will have to be obtained, and rental inspection conducted by City staff.

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

Follow up date:
AUGUST 12, 2026

Taylor Davis, Permit and Code Compliance Specialist
City of Madeira Beach
codecompliance@madeirabeachfl.gov
tdavis@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.





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.



Recent Listing Reviews

Luxe waterfront home, near beach — 07/25/25
St. Petersburg

Desiree
★★★★★

This home was incredible! The view was fantastic and the house its self had a lot to entertain a house full of kids! The owner was extremely helpful and responsive as well! We will definitely be back!

Luxe waterfront home, near beach — 07/07/25
St. Petersburg

Duc
★★★★★

Ngôi nhà rất đẹp, có rất nhiều phòng cho gia đình, chúng tôi đã có một kỳ nghĩ vui vẽ, cảm ơn Chủ nhà đã rất nhiệt tình, rộng rãi, tử tế.

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.



Short-term Rental Listing Overview

7 3.5 16 4.6 (11)

Luxe waterfront home, near beach

Market: St. Petersburg **Market Score:** 62 **Type:** House **Price Tier:** Upscale

Connect your listing for FREE
Get personalized listing performance and pricing recommendations

Connect Now

Upgrade	Upgrade	Upgrade	Upgrade	
Revenue Potential	Days Available	Annual Revenue	Occupancy	$1K Average Daily Rate

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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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

JULY 29, 2026

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108
Case Number: CE-26-130

ADDITIONAL EVIDENCE

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1–9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Peter Denman — Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. — Company NAIC Number:
325 140th Ave.
City Madiera Beach State FL ZIP Code 33708

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Gulf Shores 3rd Add Blk N Pt of Lots 16, 17 & W'ly 1/2 of Lot 18 10-31-15-34362-014-0170

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 27º47'41.03" N Long. 82º47'22.28" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 7

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s) 1216 sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 10
- c) Total net area of flood openings in A8.b 1226 sq in
- d) Engineered flood openings? ☒ Yes ☐ No

A9. For a building with an attached garage:
- a) Square footage of attached garage N/A sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A9.b N/A sq in
- d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
City of Madeira Beach 125127	Pinellas	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
12103C 0191	G	8/18/09	9/3/03	AE	11.00

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: ____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: ____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: FDNR R 118 Vertical Datum: NAVD 1988
Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: ____
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	7.15	☒ feet	☐ meters
b) Top of the next higher floor	12.23	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A.	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	16.29	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	5.73	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	6.63	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	5.73	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☒ Check here if comments are provided on back of form.
☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

PLACE SEAL HERE

Certifier's Name Dennis J Eyre License Number 2865

Title Land Surveyor Company Name Geodata Services, Inc.

Address 1166 Kapp Drive City Clearwater State FL ZIP Code 33765

Signature Dennis J. Eyre Digitally signed by Dennis J. Eyre Date: 2019.03.15 11:10:14 -04'00' Date 03-11-2019 Telephone 727-447-1763

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 325 140th Ave.	Policy Number:
City Madeira Beach State FL ZIP Code 33708	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2 e) The lowest machinery servicing the building is the air condition.
The bottom floor is two garages as well as a storage area & entry foyer.
Please note that all vents are engineered vents

Signature Dennis J. Eyre Digitally signed by Dennis J. Eyre Date: 2019.03.15 11:11:07 -04'00' Date 03-11-2019

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
   a) Top of bottom floor (including basement, crawlspace, or enclosure) is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
   b) Top of bottom floor (including basement, crawlspace, or enclosure) is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: ____.____ ☐ feet ☐ meters Datum ____

G9. BFE or (in Zone AO) depth of flooding at the building site: ____.____ ☐ feet ☐ meters Datum ____

G10. Community's design flood elevation: ____.____ ☐ feet ☐ meters Datum ____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE, page 3 # Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 325 140th Ave.	FOR INSURANCE COMPANY USE Policy Number:
City Madeira Beach State FL ZIP Code 33708	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View April 2016



Back View April 2016

ELEVATION CERTIFICATE, page 4 # Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			Policy Number:
City	State	ZIP Code	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; “Front View” and “Rear View”; and, if required, “Right Side View” and “Left Side View.” When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

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. 26-130

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

Respondents.

RE Property: 325 140TH AVE E **Parcel** #10-31-15-34362-014-0170

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER O.R. 189/17 TOGETHER WITH W'LY 1/2 OF LOT 18

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. 14-39. - Technical amendments.
R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:
1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspace) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).
2.Be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:

2.2The total net area of non-engineered openings shall be not less than 1 square inch (645 mm 2) for each square foot (0.093 m 2) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
3.Be not more than 299 square feet in total area, except for crawlspace foundations that have a wall height less than 36 inches.

Sec. 110-201. - Definition; purpose and intent.
The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.
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 three-month period.

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.

Please bring the property into compliance by removing unpermitted work and obtaining a business tax license to rent at the minimum terms allowed in the R-2 zoning district 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-26-130

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

Respondents.

RE Property: 325 140TH AVE E **Parcel #** 10-31-15-34362-014-0170

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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. 14-39. - Technical amendments.
R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:
1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspace) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).

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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 & 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-26-130

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
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Respondents.

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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 325 140TH AVE E, Parcel # 10-31-15-34362-014-0170 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 374445

CERTIFIED MAIL®

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FIRST-CLASS MAIL
IMI
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11/04/2026 ZIP 33708
043M31233717

US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

Respondents.

Nov 4, 2026 at 2:47:42 PM

Nov 4, 2026 at 2:08:16 PM

CITY OF MADEIRA BEACH

2026 FALL SOCCER REGISTRATION

MEETING NOTICES