CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-37

Petitioner,

vs.

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ,
230 146th Ave. E.
Madeira Beach, FL 33708,

Respondents.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.

2. Felix Lopez appeared on behalf of the Respondents.

3. No one provided public comment.

4. The property in question is located at 230 146th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

SUNNY SHORES LOT 56

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before July 22, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after July 22, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 6th day of July, 2026.

Bart R Valdes

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **LOPEZ, FELIX M, TABAK, JESSICA ANNETTE, GUERRA, VANESSA LYN**

LOPEZ, 230 146th Ave. E., Madeira Beach, FL 33708; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 6th day of July, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

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vs.

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GUERRA, VANESSA LYN LOPEZ,
230 146th Ave. E.
Madeira Beach, FL 33708,

Respondents.
_____/

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on August 24, 2026, on Respondents' Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondents, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondents' Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated July 6, 2026, is extended to October 23, 2026.

DONE AND ORDERED this 27th day of August, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **LOPEZ, FELIX M, TABAK, JESSICA ANNETTE, GUERRA, VANESSA LYN LOPEZ, 230 146th Ave. E., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 27th day of August, 2026.

Bart R. Valdes

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

Mr Connor I found my self needing a little more time to finalize getting the building permit. If possible do to the various documents and drawings needed I’m asking for an additional 60 days to completely comply with what’s needed

Thank you for all your help and guidance

Sent from my iPhone

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

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

Petitioner,

vs. CASE NO. CE-26-37

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
Respondents.

RE Property: 230 146TH AVE **Parcel #** 09-31-15-87048-000-0560

Legal Description: SUNNY SHORES LOT 56

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

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 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.

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 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
Respondents.

RE Property: 230 146TH AVE **Parcel #09-31-15-87048-000-0560**

Legal Description: SUNNY SHORES LOT 56

AFFIDAVIT OF SERVICE

I, Connor Mecko, Building Code 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 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 230 146TH AVE, Parcel #09-31-15-87048-000-0560 the City of Madeira Beach.
On the 4 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.

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 ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name. Samantha Arison



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FIRST-CLASS MAIL
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11/04/2026 ZIP 33708
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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122


Nov 4, 2026 at 3:09:28 PM
WELCOME


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER
REGISTRATION
MEETING NOTICES