

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

September 4, 2025

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

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondents.

RE Property: 14060 Miramar Ave

Parcel #10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No

permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

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

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

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

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

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of 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 4 day of SEPTEMBER, 2025.



**Connor Mecko, Code Compliance Specialist
City of Madeira Beach**

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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 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 4 day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14060 Miramar Ave, Parcel # 10-31-15-34362-011-0150 the City of Madeira Beach.

On the 4 day of September, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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
☒ physical presence or _____ online notarization, this 4th day of September 2025, by Connor
Mecko who is personally known to me, or produced _____ as identification. My
Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

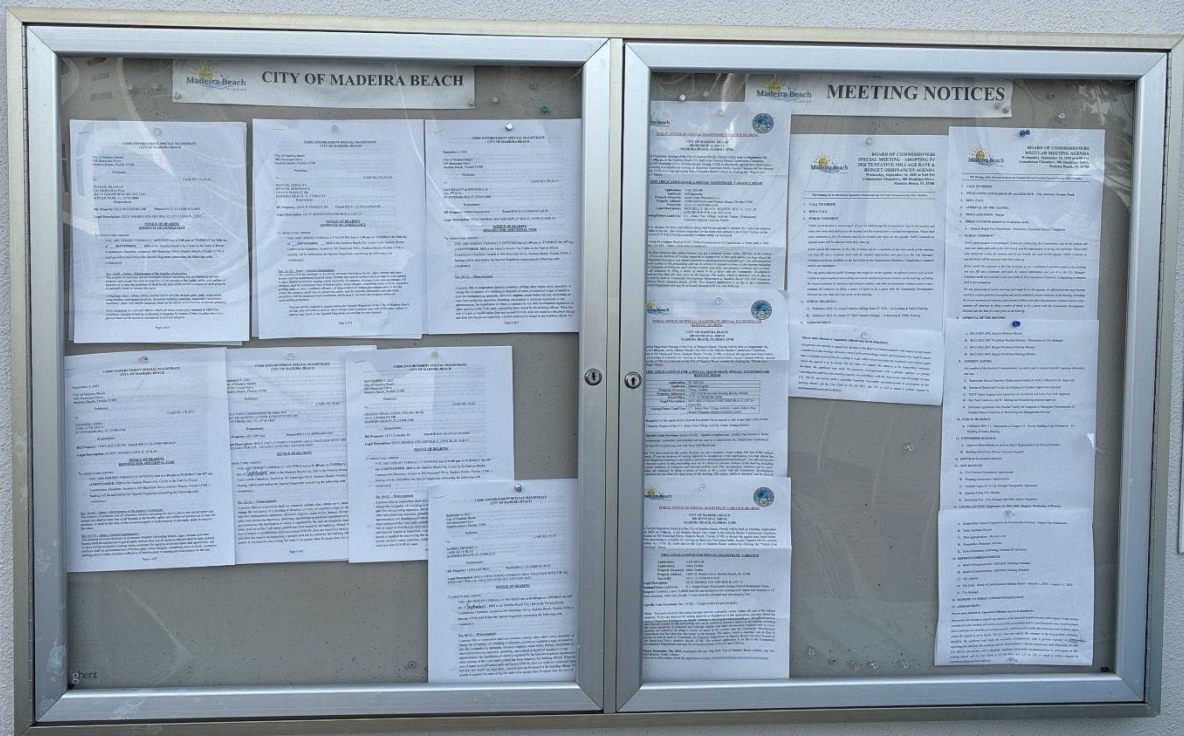
Print or type Name. Samantha Arison



Sep 4, 2025 at 4:55:14 PM
14060 Miramar Ave
Madera Beach, FL 33708
United States



Sep 4, 2025 at 5:18:33 PM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation



Dhruv Ralhan

D&R Realty & Estates LLC

On Fri, Aug 29, 2025, 11:08 AM D&R Realty & Estates <drrealty.estates@gmail.com> wrote:

Good morning Mr Pinkard,

Just reaching back out to you to be able consider an extension for us please ?

We are meeting with 3 General contractors this weekend into next week as our current GC still is out of the country. We are working diligently with our Architect to submit the plans but we need our GC to do so.

Can you or your team please advise if we can receive an extension. We can provide you our unfinished plans by the Architect as well.

Please let us know.

Thanks

Dhruv

On Wed, Aug 27, 2025, 2:57 PM D&R Realty & Estates <drrealty.estates@gmail.com> wrote:

Mr. Pinkard,

A 60-day extension, if possible, would be incredibly helpful in allowing us to complete this process thoroughly. If that is not feasible, a minimum of a 30-day extension would still be greatly appreciated.

We have encountered several unforeseen delays that have complicated our efforts, and we are working diligently to resolve them:

1. Our current General Contractor is out of the country, which has postponed his ability to review and finalize the architectural plans.
2. While our architect has completed the plans to submit, their schedule has become difficult to align with for the first half of September, which may cause a delay in making any necessary plan revisions.
3. Once the permit is issued, we must coordinate with our electrical contractor to schedule and complete their portion of the work, which will require additional time.
4. Additional corrective action will also require more time to schedule and complete
5. In the interest of efficiency, we are also actively searching for a new general contractor who can dedicate their immediate attention to expediting this process for us. Kathy has recieved a call from a general contractor that may be able to jump on this project for us and expedite. There are several other GCs within MB that we gave reached out to and trying to expedite.

We are fully committed to bringing the property into compliance and providing all necessary documentation. Granting this extension would provide us with the necessary time to navigate these complexities and ensure all requirements are met correctly.

Thank you for your consideration and continued support.

Sincerely,

Dhruv Ralhan

D&R Realty & Estates LLC

352 233 1616

On Wed, Aug 27, 2025, 12:59 PM Pinkard, Holden <HPinkard@madeirabeachfl.gov> wrote:

Hi Dhurv,

How much additional time are you requesting?

Holden Pinkard

Building Compliance Supervisor

City of Madeira Beach

(727) 221-2786

www.madeirabeachfl.gov



We are now using My Government Online (MGO). [Click Here](#) or scan QR Code to apply online for a permit, pay fees and schedule inspections.



From: D&R Realty & Estates <drrealty.estates@gmail.com>

Sent: Tuesday, August 26, 2025 4:16 PM

To: Pinkard, Holden <HPinkard@madeirabeachfl.gov>

Cc: Kathleen Croteau <Kathleen.Croteau@madeirabeachfl.gov>

Subject: Re: Project Number 2025-3732-ELEC

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

Dear Mr. Pinkard,