



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary (as of 07-Oct-2026)

Parcel Number

15-31-15-65322-025-0130

- Owner Name
SUAREZ HOLDINGS LLC
- Property Use
0110 Single Family Home
- Site Address
**346 BOCA CIEGA DR
MADEIRA BEACH, FL 33708**
- Mailing Address
**13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545**
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
1952

Living SF	Gross SF	Living Units	Buildings
750	1,149	1	1

Parcel MapPowered 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
21765/0017	\$444,600	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/66

2026 Final Values

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$372,388	\$372,388	\$372,388	\$372,388	\$372,388

Value History

Year	Homestead Exemption	Just/ Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$225,566	\$225,566	\$225,566	\$225,566	\$225,566
2024	N	\$404,096	\$404,096	\$404,096	\$404,096	\$404,096
2023	N	\$371,089	\$371,089	\$371,089	\$371,089	\$371,089
2022	N	\$384,530	\$384,530	\$384,530	\$384,530	\$384,530
2021	N	\$247,065	\$197,672	\$197,672	\$247,065	\$197,672

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
15-Oct-2021	\$549,900	Q	I	WHEAT BOBBY DALE	SUAREZ HOLDINGS LLC	21765/0017
14-Mar-2014	\$150,000	Q	I	ROSS LEONARD A	WHEAT BOBBY DALE	18344/0570
27-Aug-1992	\$62,000	Q	I	CASTIGLIA MIKE	ROSS, LEONARD A.	08012/0615

2026 Land Information

Land Area: $\approx$ 3,197 sf | $\approx$ 0.07 acres Frontage and/or View: None Seawall: No

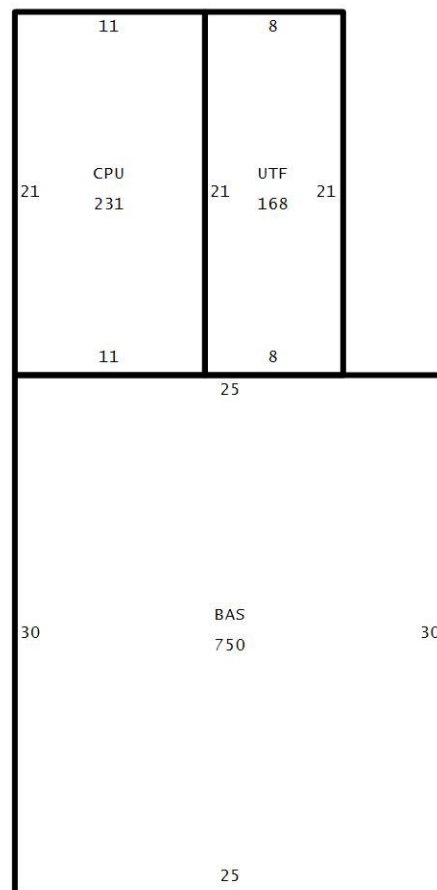
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	41x80	\$5,300	40.00	FF	1.0465	\$221,858

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	750	750
Floor System:	Slab On Grade	Carport Unfinished (CPU):	0	231
Exterior Walls:	Cb Stucco/Cb Reclad	Utility (UTF):	0	168
Unit Stories:	1			
Living Units:	1			

Structural Elements

Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1952
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Upgrade
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	30

Sub Area**Living Area****SF****Gross Area****SF****Total Area SF:****750****1,149****2026 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$15.00	135.0	\$2,025	\$810	1952

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
2023-2427-FENC	FENCE	12/08/2023	\$2,250
722	HEAT/AIR	07/12/2016	\$2,300

Permit Number	Description	Issue Date	Estimated Value
701	SIDING/EXTERIOR WALL	07/06/2016	\$1,200
865	MISCELLANEOUS	02/24/2016	\$1,600

PARCEL NUMBER	ESCROW CD	Millage Code
R166447		MB

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH FL 33708-2545

THIS BILL IS FULLY PAID

346 BOCA CIEGA DR MADEIRA BEACH 33708
PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y,
LOT 13

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	225,566	4.5423	0	225,566	1,024.59
HEALTH DEPARTMENT	225,566	0.0713	0	225,566	16.08
EMS	225,566	0.8050	0	225,566	181.58
SCHOOL-STATE LAW	225,566	3.0450	0	225,566	686.85
SCHOOL-LOCAL BD.	225,566	3.2480	0	225,566	732.64
SW FLA WTR MGMT.	225,566	0.1831	0	225,566	41.30
PINELLAS COUNTY PLN.CNCL.	225,566	0.0175	0	225,566	3.95
JUVENILE WELFARE BOARD	225,566	0.8250	0	225,566	186.09
SUNCOAST TRANSIT AUTHORITY	225,566	0.7300	0	225,566	164.66
MADEIRA BEACH	225,566	2.7500	0	225,566	620.31

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

TOTAL MILLAGE	16.2172	AD VALOREM TAXES	3,658.05
---------------	---------	------------------	----------

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	3,658.05	See reverse side for important information
--------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	3,658.05	-146.32	0.00	3,511.73	0.00

PARCEL NUMBER	ESCROW CD	Millage Code
R166447		MB

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH FL 33708-2545

THIS BILL IS FULLY PAID

346 BOCA CIEGA DR MADEIRA BEACH 33708
PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y,
LOT 13

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	3,658.05	-146.32	0.00	3,511.73	0.00

Receipt(s) 2025-1665026112 on 11/13/25 for \$3,511.73 by On File

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

MAY 28, 2026

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Case Number: CE-26-98

RE Property: 346 BOCA CIEGA DR

Parcel #15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

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.

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.

Violation Detail(s):

Work without a permit – post flood hurricane remodel. Rental with no BTR.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. Needs to obtain BTR to rent at allowable term.

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

Follow up date:

JUNE 11, 2026

**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, Address, School, Agent, ZIP 

Redfin Central Florida: (813)-518-8756 Buy • Rent • Sell • Mortgage • Real Estate Agents • Feed [Join / Sign in](#)

[Search](#) **Overview** [Fees & Policies](#) [Amenities](#) [Neighborhood](#) [Sale & Tax History](#) [Favorite](#) [Share](#)



[Street View](#)



[10 photos](#)

FOR RENT

\$2,800/mo

2 bd • 1 ba • 750 sq ft

346 Boca Ciega Dr, Madeira Beach, FL 33708



346 Boca Ciega Dr

First name * Last name *

Email *

Phone *

Building highlights

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.

X Photos Street view

Favorite Share Request a tour



Send a message

First name * Last name *

Email *

Phone *

Preferred move in date *

07/01/2026

Write a message

Hello, I'd like more information about 346 Boca Ciega Dr.

Submit

Click Submit to create a Redfin account and agree to our Terms of Use and Privacy Policy. We'll use your information to fulfill your rental requests.

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**

JULY 20, 2026

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Case Number: CE-26-98

RE Property: 346 BOCA CIEGA DR

Parcel #15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

CERTIFIED 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.

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.

Violation Detail(s):

Work without a permit – post flood hurricane remodel. Rental with no BTR.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. Needs to obtain BTR to rent at allowable term.

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

Follow up date:

AUGUST 3, 2026

**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, Address, School, Agent, ZIP 

Redfin Central Florida: (813)-518-8756 Buy • Rent • Sell • Mortgage • Real Estate Agents • Feed [Join / Sign in](#)

[Search](#) **Overview** [Fees & Policies](#) [Amenities](#) [Neighborhood](#) [Sale & Tax History](#) [Favorite](#) [Share](#)



[Street View](#)



[10 photos](#)

FOR RENT

\$2,800/mo

2 bd • 1 ba • 750 sq ft

346 Boca Ciega Dr, Madeira Beach, FL 33708



346 Boca Ciega Dr

First name * Last name *

Email *

Phone *

Building highlights

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.

X Photos Street view

Favorite Share Request a tour



Send a message

First name * Last name *

Email *

Phone *

Preferred move in date *

07/01/2026

Write a message

Hello, I'd like more information about 346 Boca Ciega Dr.

Submit

Click Submit to create a Redfin account and agree to our Terms of Use and Privacy Policy. We'll use your information to fulfill your rental requests.

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.

void due to inactivity. Need

Project Description

replace breakers
receptacles
Water heater
No demolition of drywall or floors

Work Type

Remodel (R)

Physical Address or Location

[Add Address](#)

✓ Successfully verified with external GIS system.



[Address Search](#)

[Location History](#) | [Other Projects With This Address](#)

Address

Unit / Apt / Suite

346 BOCA CIEGA DR

Place Name / City

MADEIRA BEACH

State

FL

Zipcode

33708

Project Date & Time

Created

01/06/2025 02:37:53 PM

Created By

Barbara Scott

Updated

10/15/2025 12:48:52 PM

Updated By

Barbara Scott

+ Issuance and Valuation

☐ Contacts

Applicant

Contact

Business Name

Suarez Holdings LLC



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 4375 7725 45



quadiant

FIRST-CLASS MAIL
IMI

\$010.98⁰

07/20/2026 ZIP 33708
043M31233717

US POSTAGE

JULY 20, 2026

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Case Number: CE-26-98

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

10/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-98

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545

Respondents.

RE Property: 346 BOCA CIEGA DR

Parcel #15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

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.

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.

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

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

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

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-98

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545

Respondents.

RE Property: 346 BOCA CIEGA DR

Parcel # 15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of **October**, **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.

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.

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 13th day of October, 2026.

Connor Meeko

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

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

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-98

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545

Respondents.

RE Property: 346 BOCA CIEGA DR

Parcel #15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

AFFIDAVIT OF SERVICE

I, Connor Mecko, 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 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 346 BOCA CIEGA DR, Parcel #15-31-15-65322-025-0130 the City of Madeira Beach.

On the 13 day of October, 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 13th day of October, 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.



October 13, 2026 at 4:16:37 PM



October 13, 2026 at 3:29:03 PM

