

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-178

Petitioner,

vs.

VIN INVESTMENT, LLC,  
575 Normandy Rd.  
Madeira Beach, FL 33708,

Respondent.

\_\_\_\_\_ /

**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 February 24, 2026, after due notice to the Respondent, 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. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 575 Normandy Rd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**ISLAND ESTATES UNIT NO. 1 LOT 13**

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondent was notified that Respondent was 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 March 26, 2026.

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

9. The Respondent, 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.

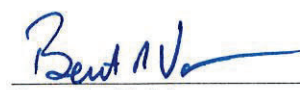
10. The Respondent shall correct the above stated violation on or before March 26, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

11. Upon complying, the Respondent 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 Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after March 26, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

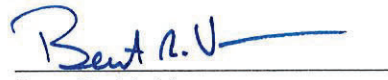
13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 4<sup>th</sup> day of March, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Vin Investment, LLC, 575 Normandy Rd., Madeira Beach, FL 33708, and 7380 70<sup>th</sup> Ave. N., Pinellas Park, FL 33781**; 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 4<sup>th</sup> day of March, 2026.

  
Bart R. Valdes

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#### 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).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-178

Petitioner,

vs.

VIN INVESTMENT, LLC,  
575 Normandy Rd.  
Madeira Beach, FL 33708,

Respondent.  
\_\_\_\_\_/

**ORDER GRANTING REQUEST FOR ADDITIONAL TIME**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on April 6, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The Motion for Request for Additional Time is GRANTED.
2. The deadline for compliance set forth in the Findings of Fact, Conclusion of Law and Order Imposing Fine and Certifying Lien dated March 4, 2026, is extended to June 5, 2026.

DONE AND ORDERED this 14<sup>th</sup> day of April, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Vin Investment, LLC, 575 Normandy Rd., Madeira Beach, FL 33708, and 7380 70<sup>th</sup> Ave. N., Pinellas Park, FL 33781;** 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 14<sup>th</sup> day of April, 2026.



Bart R. Valdes

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## 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).

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

June 11, 2026

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

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-390

Respondents.

**RE Property:** 154 154TH AVE

**Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Building 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 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 575 NORMANDY RD, Parcel #10-31-15-43272-000-0130 the City of Madeira Beach.

On the 11 day of June, 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 11th day of June, 2026, by Holden Pinkard, 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.



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

June 11, 2026

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

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904

Respondents,

**AFFIDAVIT OF COMPLIANCE**

I, Connor Mecko, *Building Compliance Specialist*, have personally examined the property described in:

Madeira Beach Notice of Violation: 02-13-2026  
Madeira Beach Special Magistrate Order: 06-05-2026

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 05-08-2026

*Connor Mecko*

\_\_\_\_\_  
Connor Mecko, Building Compliance Specialist

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

Before me on this 11<sup>th</sup> day of June 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

*Mary Ann Hearn*  
\_\_\_\_\_  
Notary

SEAL



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

June 11, 2026

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

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC  
7380 70TH AVE N  
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD

**Parcel #**10-31-15-43272-000-0130

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**  
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June**, **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 Maderia Beach within five (5) days at 300 Municipal Drive, Maderia 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 11 day of June, 2026.

*Connor Mecko*

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

June 11, 2026 at 4:14:20 PM



NOTICE OF SALE  
The following property is being sold by the County of Palm Beach, Florida, as a result of a tax sale. The property is located at [Address]. The sale will take place on [Date] at [Time] at the County Administration Center, [Address]. For more information, please contact the County Clerk's Office at [Phone Number].

# CITY OF MADEIRA BEACH



## PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH  
300 MUNICIPAL DRIVE  
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **June 22, 2026**, at 12:00 p.m., at the Madeira Beach City Hall in the Patricia Shoatz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda items listed below. This proceeding is available for viewing on YouTube! Electronic Public Access Channel 546 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

### THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2026-02

Application: VAR 2026-02  
Applicant: Jane Graham, Lisa, Sunshine City Law  
Property Owner: Robert Bello, Jr.  
Property Address: 1330 Gulf Lane Madeira Beach, FL 33708  
Parcel ID: 15-11-58230-000-001  
Legal Description: MITCHELLS BEACH REVEILED BLK 7 LOT 1  
Zoning/Future Land Use: B-3, Medium Density Residential/Resort Facilities Medium (RM)

- Request:
- Section 110-231 (1) - Reduce front yard setback from 20 feet to 5 feet 4 inches
  - Section 110-231 (4) - Reduce the north side yard setback from 10 feet to 5 feet
  - Section 110-427 - Reduce the south side yard corner lot setback from 10 feet to 5 feet
  - Section 110-423 Intersection Visibility - Reduction of the cross visibility area by 20 feet 11 inches
  - Section 110-96 - Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure decreasing setback nonconformities on all sides and eliminating BSR and parking nonconformities.

### Specific Code Provisions:

- Sec. 110-231. Setback requirements. (1) Front yard. A single-family duplex and triplex, 20 feet, measured from right-of-way to structure. (4) Side yard setback. A single-family duplex and triplex dwellings, 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.
- Sec. 110-428. Same-Side yard of corner lot. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)
- Sec. 110-423. Intersection Visibility. (A) All street intersections no obstruction to vision (other than an existing building, pool, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from that point of intersection.

(B) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and six feet above the grade of the intersection, or by constructing or maintaining any fence or other structure which by obstructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

Sec. 110-96. Rebuilding after a catastrophic loss. (Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land.

Note: You have received this notice because you are a property owner within 500 feet of the subject property. If you are desirous of voting approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comment to planning@madeirabeach.gov, any official person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department no less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The various applications in use in the Community Development Department and may be reviewed between 8:00 a.m. and 4:30 p.m. View more information about this application at <https://madeirabeachfl.gov/online-services/documents>.

Madeira Beach website, and Golf Beaches

### NOTICE OF PUBLIC HEARING

CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER ADOPTING ORDINANCE VACATING A PORTION OF FISHERMAN'S ALLEY IN ACCORDANCE WITH THE CITY OF MADEIRA BEACH CODE OF ORDINANCES: CHAPTER 112 - VARIATIONS OF RIGHTS-OF-WAY AND EASEMENTS AND FLORIDA STATUTE 166.041

**NOTICE IS HEREBY GIVEN** that the City of Madeira Beach Board of Commissioners will conduct a public hearing on **Wednesday July 8, 2026**, at 6:00 p.m., in the Patricia Shoatz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the adoption of proposed Ordinance 2026-06, "Variation of Rights-of-Way Request - Portion of Fisherman's Alley."

The title of the ordinance is:

### ORDINANCE 2026-06

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY LOCATED BETWEEN GOLF BEACHES AND LOTS 14 THROUGH 19 OF BLOCK 7 OF MITCHELLS BEACH REVEILED JOHN THEROFF AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

Public Notice in the Madeira Beach Code of Ordinances, 112-92. Notification for Board of Commissioners, the city shall provide notice by U.S. Mail to property owners within 100 feet of the location of the proposed variation of rights-of-way. For purposes of this notice, the date of the public hearing shall be the date of the public hearing. The notice shall also state the date and date of the public hearing and which identifies the case. Failure to notify all of the property owners, as shown on the records of the Florida County Property Appraiser's Office shall constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any notice or proceeding on the application for variation.

Ordinance 2026-06: Variation of Rights-of-Way Request - A portion of Fisherman's Alley is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday on-line at <https://madeirabeachfl.gov/online-services/documents>. For more information regarding this resolution, please contact the Community Development Department at 727-690-2225 or [planning@madeirabeach.gov](mailto:planning@madeirabeach.gov). The meeting will be held on Thursday, July 8, 2026, at 6:00 p.m. at the Patricia Shoatz Commission Chambers at 300 Municipal Drive, Madeira Beach, Florida 33708. The meeting will be held on Thursday, July 8, 2026, at 6:00 p.m. at the Patricia Shoatz Commission Chambers at 300 Municipal Drive, Madeira Beach, Florida 33708.

By which you decides to appeal any decision of the Board of Commissioners within 10 business days of the date of the public hearing.

### CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

6112026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner:  
vs.  
CASE NO. CE-25-151

DE CANDIDO, GABRIEL A TRE  
DE CANDIDO, PATRICIA H TRE  
DE CANDIDO, GABRIEL A & PATRICIA H REV TRUST  
12521 FRANK DR N  
SEMINOLE, FL 33776-1717

Respondents:  
RE Property: 530 LILLIAN DR  
Parcel #10-31-15-19980-000-0590

Legal Description: CRYSTAL ISLAND IST ADD LOT 59

### NOTICE OF HEARING

To whom it may concern:  
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 22<sup>nd</sup> day of June, 2026 at the Madeira Beach City Center in the Patricia Shoatz 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. 86-53 - 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 appendances, 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.

### CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

6112026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner:  
vs.  
CASE NO. CE-25-162

ELVIR, TORI  
ELVIR, CE BINA  
1540 GULF BLVD  
MADEIRA BEACH, FL 33708-1818

Respondents:  
RE Property: 1540 GULF BLVD  
Parcel # 09-31-15-2524-005-0090

Legal Description: LONE PALM BEACH BLK 5, LOT 9 LENS RD R/W

### NOTICE OF HEARING

To whom it may concern:  
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### CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

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

Petitioner:  
vs.  
CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST  
315 22PH AVE E  
MADEIRA BEACH, FL 33708

Respondents:  
RE Property: 515 129<sup>th</sup> AVE E  
Parcel #15-31-15-8786-002-0030

Legal Description: WILLIAMS, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 13

### NOTICE OF HEARING

To whom it may concern:  
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 22<sup>nd</sup> day of June, 2026 at the Madeira Beach City Center in the Patricia Shoatz 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. 86-53 - When required.  
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### CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

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

Petitioner:  
vs.  
CASE NO. CE-25-172

VIN INVESTMENT LLC  
2380 37TH AVENUE  
PINELLAS PARK, FL 33781-3904

Respondents:  
RE Property: 575 NORMANDY RD  
Parcel #10-31-15-43272-000-0130

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

### NOTICE OF HEARING

To whom it may concern:  
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### NOTICE OF HEARING

Page 1 of 2

### CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

6112026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner:  
vs.  
CASE NO. CE-25-182

NOGAI CHRISTOPHER  
1318 ROCK CREEK AVE  
MADEIRA BEACH, FL 33708-2439

Respondents:  
RE Property: 13185 ROCK CREEK AVE  
Parcel # 15-31-15-5584-018-0012

Legal Description: PAGES REPEAT OF MITCHELLS BEACH BLK R, SELY 477S OF LOT 1 & R/P R/Ts

### NOTICE OF HEARING

To whom it may concern:  
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 22<sup>nd</sup> day of June, 2026 at the Madeira Beach City Center in the Patricia Shoatz 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. 86-53 - 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 appendances, 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.

### NOTICE OF HEARING

Page 1 of 2

### CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

6112026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner:  
vs.  
CASE NO. CE-26-37

LOPEZ, FELIX M  
TARRA, BESSICA ANNETTE  
TARRA, BESSICA LYNN LOPEZ  
521 18TH AVE E  
MADEIRA BEACH, FL 33708-2122

Respondents:  
RE Property: 200 146<sup>th</sup> AVE E  
Parcel # 09-31-15-8748-000-0660

Legal Description: SENNY SHORES LOT 36

### NOTICE OF HEARING

To whom it may concern:  
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