



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
 (as of 11-Jun-2026)

Parcel Number

15-31-15-65304-018-0012

- Owner Name
NOGAJ, CHRISTOPHER
- Property Use
0110 Single Family Home
- Site Address
**13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708**
- Mailing Address
**13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439**
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT 1 & RIP RTS
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
2004

Living SF	Gross SF	Living Units	Buildings
2,390	4,111	1	1

Parcel Map

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

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	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).
2026	No	0%		
2025	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23136/1435	\$1,512,600	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	20/69


2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,271,269	\$693,344	\$642,622	\$668,344	\$642,622

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$1,362,845	\$674,823	\$624,823	\$649,823	\$624,823
2023	Y	\$1,058,361	\$655,168	\$605,168	\$630,168	\$605,168
2022	Y	\$1,237,987	\$626,827	\$576,827	\$601,827	\$576,827
2021	Y	\$854,444	\$608,570	\$558,570	\$583,570	\$558,570
2020	Y	\$739,518	\$600,168	\$550,168	\$575,168	\$550,168

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	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
08-Apr-2025	\$1,400,000	Q	I	PUGH CARL S III	NOGAJ CHRISTOPHER	23136/1435
15-Apr-2009	\$630,000	Q	I	MELATTI LIVIO R	PUGH CARL S III	16562/1134
03-May-2007	\$204,500	U	I	MFT PROPERTIES CORP	MELATTI, LIVIO R	15773/1150
13-Aug-2002	\$380,000	Q	I	HORTON PAUL III	M F T PROPERTIES CORP	12158/2374
22-Jan-1998	\$100	U	I	KOTSAFTIS ANDREW W	KOTSAFTIS, JILL E	09969/1026

2025 Land Information

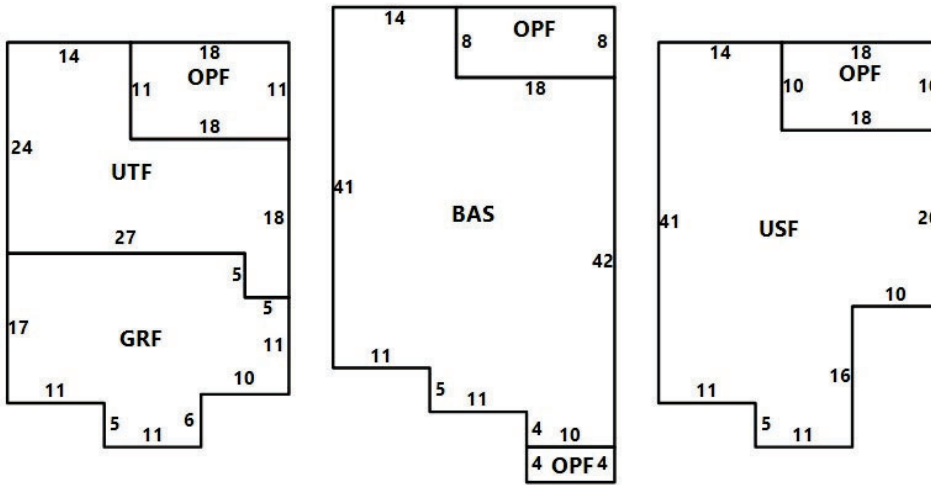
Land Area: ≈ 3,781 sf | ≈ 0.08 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x80	\$11,500	50.00	FF	.9737	\$559,878

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Wood/Block Above Ground Footing	Base (BAS):	1,313	1,313
Floor System:	Wood	Upper Story (USF):	1,077	1,077
Exterior Walls:	Frame/Custom Wood	Garage (GRF):	0	564
Unit Stories:	3	Open Porch (OPF):	0	562
Living Units:	1	Utility (UTF):	0	595
Roof Frame:	Gable Or Hip	Total Area SF:	2,390	4,111
Roof Cover:	Concrete Tile/Metal			
Year Built:	2004			
Building Type:	Single Family			
Quality:	Above Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Upgrade			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	9			
Effective Age:	22			

2025 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$17,000.00	1	\$17,000	\$7,480	2003
DOCK	\$62.00	372.0	\$23,064	\$21,219	2022
ELEV RES	\$43,000.00	1	\$43,000	\$19,780	2004
PATIO/DECK	\$28.00	276.0	\$7,728	\$3,555	2004
PATIO/DECK	\$28.00	33.0	\$924	\$425	2004

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
2023-2306-MECH	HEAT/AIR	09/28/2023	\$23,483
WND-21-00787 REV	DOCK	07/06/2021	\$0
WND-21-00787	DOCK	07/06/2021	\$0
D&L20210503	DOCK	06/02/2021	\$16,250
P40479-10	BOAT LIFT/DAVIT	03/15/2010	\$0
P3340003	DOCK	08/19/2003	\$0
PER-H-CB279667	ADDITION/REMODEL/RENOVATION	07/29/2003	\$363,500
9800537	HEAT/AIR	10/23/1998	\$1,950



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 11, 2025

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439
Case Number: CE-25-182

RE Property: 13105 BOCA CIEGA AVE **Parcel #** 15-31-15-65304-018-0012

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT 1 & RIP RTS

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.

Violation Detail(s):

Work without a permit – fence and turf installed without permit.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:
December 25, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-742-1645

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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 30, 2025

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439
Case Number: CE-25-182

RE Property: 13105 BOCA CIEGA AVE

Parcel # 15-31-15-65304-018-0012

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Violation Detail(s):

Work without a permit – fence and turf installed without permit.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:
JANUARY 13, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-742-1645

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.



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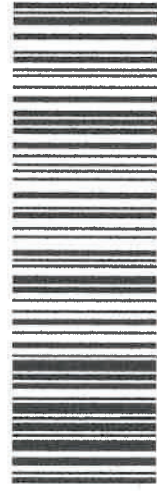


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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



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FIRST-CLJ
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01/02/2026
043M3123

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439
Case Number: CE-25-182

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-182

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

Respondents.

RE Property: 13105 BOCA CIEGA AVE

Parcel #15-31-15-65304-018-0012

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT 1 & RIP RTS

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 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 13105 BOCA CIEGA AVE , Parcel #15-31-15-65304-018-0012 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

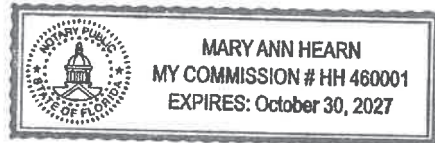
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, this 11th day of June 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.



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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-182

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

Respondents.

RE Property: 13105 BOCA CIEGA AVE

Parcel # 15-31-15-65304-018-0012

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT 1 & RIP RTS

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.

Please bring the property into compliance by applying for and obtaining an after the fact building permit or removing 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**

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-182

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

Respondents.

RE Property: 13105 BOCA CIEGA AVE

Parcel # 15-31-15-65304-018-0012

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT 1 & RIP RTS

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** 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 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 11th day of June, 2026.

Connor Mecko

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

June 11, 2026 at 4:01:58 PM





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, 2024**, 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 at <https://www.youtube.com/watch?v=...> 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 2024-02

Application: VAR 2024-02
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 MULTIFAMILY BLDG 7 LOT 1
Zoning District: 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 110-424 - 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. 110-424. 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, post, 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 300 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, FL 33708. The variance application is on file 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/plan-review/documents>.

City of 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 - Vacations of Rights-of-Way and Easements and Florida Statute 160.041

NOTICE IS HEREBY GIVEN that the City of Madeira Beach Board of Commissioners will conduct a public hearing on **Wednesday July 8, 2024**, 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 2024-06, "Vacation of Right-of-Way Request - Portion of Fisherman's Alley."

The title of the ordinance is:
ORDINANCE 2024-06
RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY BOUND BY LOTS 14 THROUGH 19 OF BLOCK 7 OF MITCHELLS BEACH JOHNSON THERMO AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

Public Notice: In the Madeira Beach Code of Ordinances, Section 112-92, Notification for Board of Commissioners, the city shall provide notice by U.S. Mail to property owners within 150 feet of the subject property and the date, time and place of the hearing. For purposes of this ordinance, the date of the public hearing is the date of the meeting. The city shall also place a notice on the records of the City of Madeira Beach, which provides notice of the time 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 Patricia Shoatz Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.

Ordinance 2024-06: Vacations of Right-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 8:00 a.m. and 4:30 p.m., Monday through Friday on file at <https://madeirabeachfl.gov/plan-review/documents>. Information regarding this ordinance, please contact the Community Development Department at 727-660-2225 or planning@madeirabeach.gov. The meeting will be held on **Wednesday, July 8, 2024**, at 6:00 p.m. and through the City's YouTube Channel at <https://www.youtube.com/watch?v=...>

By whom you decides to attend any decision of the Board of Commissioners shall be in final consideration.

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 22nd day of June, 2024 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 apparatus, 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-25-142

ELVIR, TORI
ELVIR, CELINA
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 LES RD R/W

NOTICE OF HEARING

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CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

June 11, 2024

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

Petitioner,

vs.

CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
315 12TH AVE E
MADEIRA BEACH, FL 33708

Respondents:

RE Property: 515 12TH 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

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CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

June 11, 2024

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

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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

NOGAL 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 REPLAT OF MITCHELLS BEACH BLK R, SELY 477(S) OF LOT 1 & RP R15

NOTICE OF HEARING

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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, VANESSA LYNN LOPEZ
281 18TH AVE E
MADEIRA BEACH, FL 33708-2122

Respondents:

RE Property: 200 146TH 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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Sec. 110-281 - Definition, purpose and intent.