



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
 (as of 08-Jun-2026)

Parcel Number  
**09-31-15-52524-005-0090**

- Owner Name  
**ELVIR, TORI**  
**ELVIR, OLBIN**
- Property Use  
**0110 Single Family Home**
- Site Address  
**15403 GULF BLVD**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**15403 GULF BLVD**  
**MADEIRA BEACH, FL 33708-1818**
- Legal Description  
**LONE PALM BEACH BLK 5, LOT 9 LESS RD R/W**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1951**

Living SF	Gross SF	Living Units	Buildings
<b>1,271</b>	<b>1,615</b>	<b>1</b>	<b>1</b>

**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	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
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<b>Last Recorded Deed</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b>	<b>Flood Zone</b>	<b>Elevation Certificate</b>	<b>Zoning</b>	<b>Plat Bk/Pg</b>
18809/0233	\$448,500	<a href="#">278.01</a>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	19/99


**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$388,361	\$305,555	\$305,555	\$388,361	\$305,555

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$465,281	\$349,627	\$349,627	\$465,281	\$349,627
2023	N	\$317,843	\$317,843	\$317,843	\$317,843	\$317,843
2022	N	\$333,125	\$289,463	\$289,463	\$333,125	\$289,463
2021	Y	\$275,107	\$242,574	\$192,574	\$217,574	\$192,574
2020	Y	\$239,225	\$239,225	\$189,225	\$214,225	\$189,225

**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.

<b>Tax Bill</b>	<b>2025 Millage Rate</b>	<b>Tax District</b>
<a href="#">View 2025 Tax Bill</a>	16.2172	<a href="#">(MB)</a>

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Jun-2015	\$268,000	<a href="#">Q</a>	I	ROMA PIZZA PUB LLC	ELVIR TORI	18809/0233
20-Feb-2014	\$100	<a href="#">U</a>	I	NORLIN MERRILYN	ROMA PIZZA PUB LLC	18318/1689
09-Apr-2010	\$215,000	<a href="#">Q</a>	I	ROSSOMANDO ANAMAY	NORLIN MERRILYN	16886/1906
31-Dec-1985	\$60,000	<a href="#">Q</a>				06126/1241

**2025 Land Information**

Land Area: ≈ 5,323 sf | ≈ 0.12 acres      Frontage and/or View: None      Seawall: No

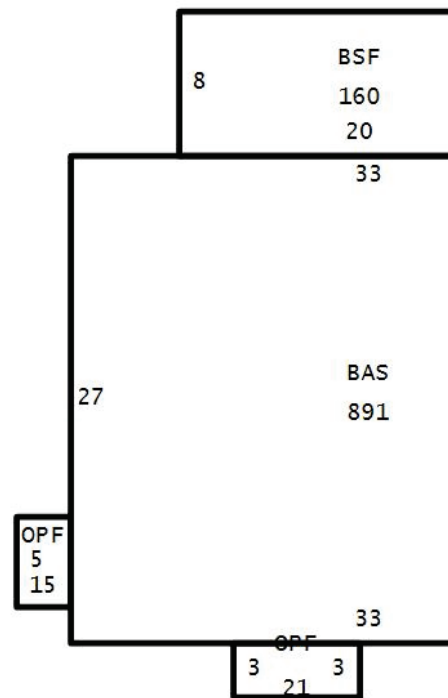
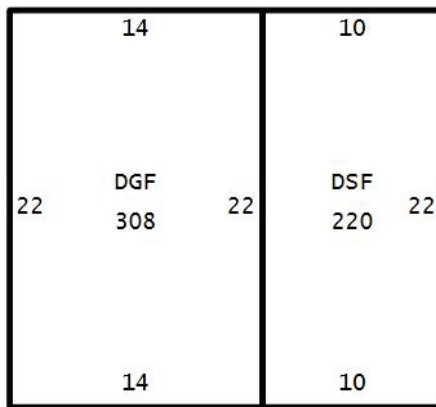
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x106	\$80	5,325	SF	1.0000	\$426,000

**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Piers	Base (BAS):	891	891
Floor System:	Wood	Detached Semi-finished (DSF):	220	220
Exterior Walls:	Frame/Custom Wood	Base Semi-finished (BSF):	160	160
Unit Stories:	1	Detached Garage (DGF):	0	308
Living Units:	1	Open Porch (OPF):	0	36
Roof Frame:	Gable Or Hip	<b>Total Area SF:</b>	<b>1,271</b>	<b>1,615</b>
Roof Cover:	Shingle Composition			
Year Built:	1951			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Upgrade			
Heating:	Central Duct			

**Structural Elements**

Cooling: Cooling (Central)  
 Fixtures: 3  
 Effective Age: 33



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$15.00	93.0	\$1,395	\$990	2015

**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
<a href="#">B20220493</a>	WINDOWS/DOORS	06/03/2022	\$9,713
<a href="#">201010079</a>	ROOF	04/16/2010	\$2,371



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

NOVEMBER 4, 2025

ELVIR, TORI  
ELVIR, OLBIN  
15403 GULF BLVD  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-162

**RE Property:** 15403 GULF BLVD

**Parcel #**09-31-15-52524-005-0090

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

**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 -hurricane remodel

**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:

**NOVEMBER 18, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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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**\$3,200/mo**

15403 Gulf Blvd, Madeira Beach, FL 33708

Price may not include required fees and charges.

**Costs & fees breakdown**

 Single family residence	 Available now	 -- Pets
 -- A/C	 -- Laundry	 -- Parking
 -- Heating		

**2** beds    **1** baths    **1,271** sqft

[Request a tour](#)

[Request to apply](#)

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CITY OF MADEIRA BEACH**

NOVEMBER 18, 2025

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15403 GULF BLVD  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-162

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**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 2, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto: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](http://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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15403 Gulf Blvd, Madeira Beach, FL 33708

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**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-25-162

ELVIR, TORI  
ELVIR, OLBIN  
15403 GULF BLVD  
MADEIRA BEACH, FL 33708-1818

Respondents.

**RE Property:** 15403 GULF BLVD

**Parcel #09-31-15-52524-005-0090**

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

**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 15403 GULF BLVD , Parcel #09-31-15-52524-005-0090 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 11<sup>th</sup> 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,

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Respondents.

**RE Property:** 15403 GULF BLVD

**Parcel # 09-31-15-52524-005-0090**

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

**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*

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

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

6/11/2026  
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Respondents.

**RE Property:** 15403 GULF BLVD

**Parcel # 09-31-15-52524-005-0090**

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

**NOTICE OF HEARING**

To whom it may concern:

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

*Connor Mecko*

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

June 11, 2026 at 3:42:31 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: 15-11-58230-001-001  
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 110-42.4 - Reduce the south side yard corner lot setback from 10 feet to 5 feet
  - Section 110-42.3 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. 110-42.4. 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 110-41.8)
  - Sec. 110-42.3. 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 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, 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>.

### 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 AND 15 THROUGH 19 OF BLOCK 7 OF MITCHELLS BEACH MULTIFAMILY BLDG 7, LOT 1 THROUGH 5, B-3 ZONING DISTRICT.

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 100 feet of the subject property of the proposed vacation of the right-of-way. For purposes of this ordinance, the date of the public hearing is the date of the public hearing. The notice shall also state the date and time of the public hearing and the location of the hearing. Failure to notify all of the property owners, as shown on the records of the Florida County Property Appraiser's Office shall not constitute grounds for re-opening the public hearing or conducting additional public hearings, and shall not affect any notice 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> for information regarding this ordinance. Please contact the Community Development Department at 727-660-2225 or [planning@madeirabeach.gov](mailto: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 22<sup>nd</sup> 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, CELIBIA  
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 #15-31-15-8786-000-0030

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 30TH 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 ROCCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2439

Respondents:

RE Property: 1318 ROCCA CIEGA 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  
201 18TH AVE E  
MADEIRA BEACH, FL 33708-2122

Respondents:

RE Property: 200 14TH AVE E Parcel #09-31-15-8748-000-0660

Legal Description: SENNY SHORES LOT 36

### NOTICE OF HEARING

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