

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-160

Petitioner,

vs.

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA,
14190 W. Parsley Dr.
Madeira Beach, FL 33708,

Respondents.

**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 Respondents, 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 Taylor Davis provided testimony on behalf of the City.
2. Brian Rochowicz appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 14190 W. Parsley Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 14-30. – Administration of the Florida Building Code.

- (a) Scope. The city hereby adopts and incorporates by reference herein the Florida

Building Code promulgated by the Florida Building Commission pursuant to Chapter 553, Part IV, Florida Statutes, as amended from time to time as well as Chapter 1 (Scope and Administration) of the 2017 Florida Building Code (6 th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawl space) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).

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 April 25, 2026.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 14-30, of the Code of Ordinances of the City of Madeira Beach.


10. The Respondents shall correct the above stated violation on or before April 25, 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 Respondents 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 Respondents fail 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 Respondents have failed to correct the violation after April 25, 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 4th 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: **Brian Rochowicz and Liliana Rochowicz, 14190 W. Parsley Dr., Madeira Beach, Florida 33708**; 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 4th day of March, 2026.



Bart R. Valdes

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).

**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-25-160

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14190 W PARSLEY DR

Parcel #10-31-15-34416-026-0080

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & 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 14190 W PARSLEY DR, Parcel #10-31-15-34416-026-0080 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.

Taylor Davis

**Taylor Davis, Permit & 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 Taylor Davis, 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 12, 2026

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

Petitioner,

vs.

CASE NO. CE-25-160

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

I, Taylor Davis, *Permit and Code Compliance Specialist*, have personally examined the property described in

Madeira Beach Notice of Violation: 01-09-2026

Madeira Beach Special Magistrate Order: 2-24-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 14-30 of the Code of City of Madeira Beach, Florida, as of 6-12-26



Taylor Davis, Permit and Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 12th day of June 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



**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-25-160

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14190 W PARSLEY DR

Parcel #10-31-15-34416-026-0080

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

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, 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. 14-30. - Administration of the Florida Building Code.

(a)Scope. The city hereby adopts and incorporates by reference herein the Florida Building Code promulgated by the Florida Building Commission pursuant to Chapter 553, Part IV, Florida Statutes, as amended from time to time as well as Chapter 1 (Scope and Administration) of the 2017 Florida Building Code (6th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

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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.

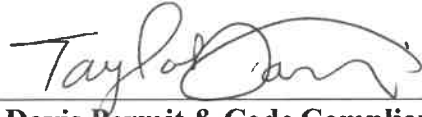
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext. 298.

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 day of June, 2026.

A handwritten signature in black ink, appearing to read "Taylor Davis", written over a horizontal line.


**Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach**

June 11, 2026 at 4:28:54 PM





FORM EXEMPTED FROM OFFICIAL RECORDATION
STATE OF FLORIDA
COUNTY OF HIGHLAND COUNTY
DATE: 06/11/2026
TIME: 4:28:54 PM
PROPERTY: 14190
OWNER: [Illegible]
ADDRESS: [Illegible]
SUBJECT: [Illegible]

June 11, 2026 at 5:01:53 PM


City of
deira Beach
FLORIDA
COMMUNITY
MENT DEPARTMENT

ORCEMENT

 CITY OF MADEIRA BEACH

 MEETING NOTICES

The image shows a double-door metal notice board. The left door is labeled 'CITY OF MADEIRA BEACH' and contains several sheets of paper, including what appears to be a meeting agenda or minutes. The right door is labeled 'MEETING NOTICES' and also contains multiple sheets of paper, likely providing details about upcoming city meetings, including dates, times, and locations.


ELEVATOR
→

