



**Parcel Summary**  
(as of 09-Jun-2026)

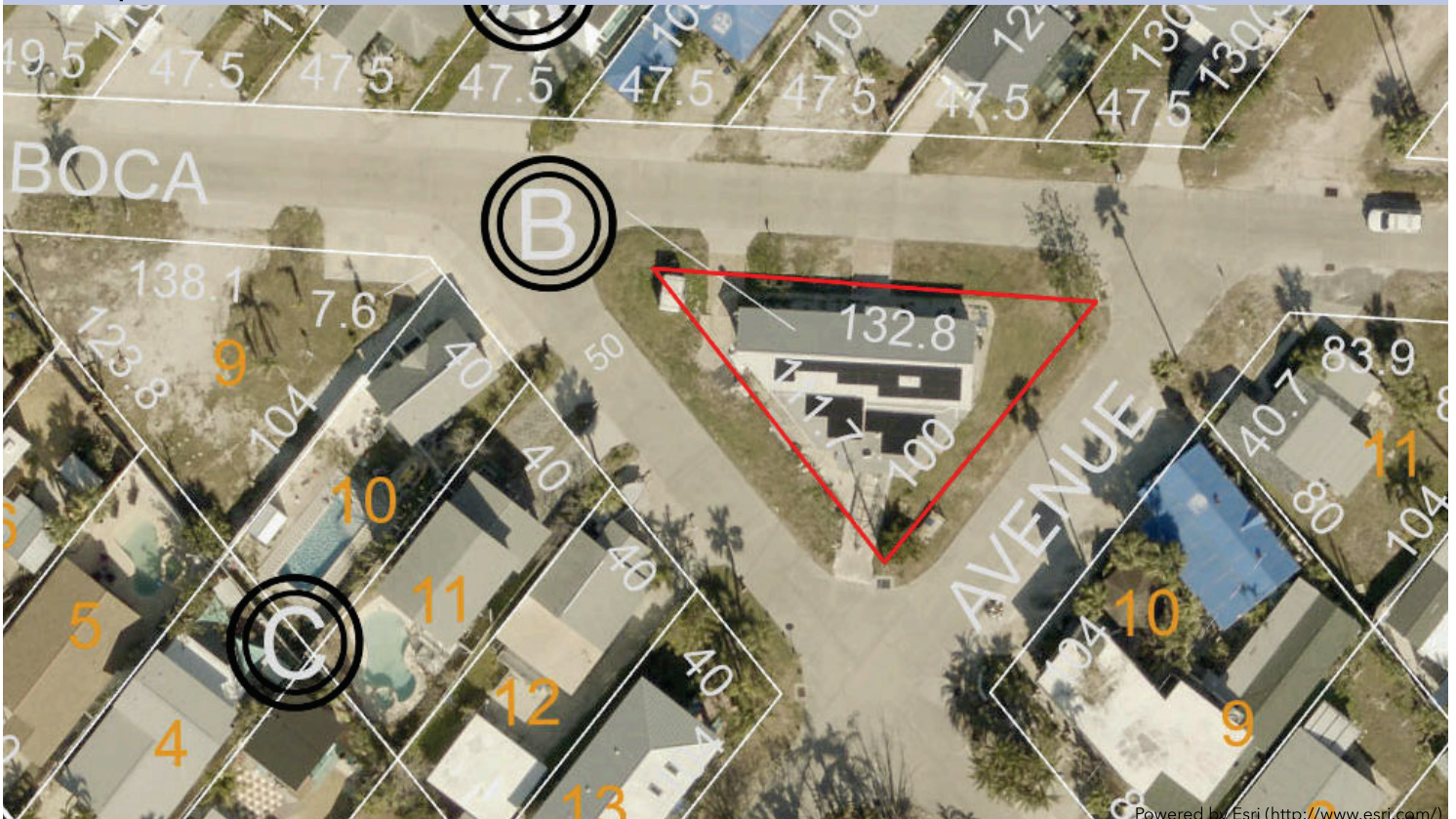
Parcel Number

**15-31-15-65304-002-0010**

- Owner Name  
**VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT III**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**13406 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532**
- Legal Description  
**PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1955**

Heated SF	Gross SF	Living Units	Buildings
<b>1,714</b>	<b>2,285</b>	<b>4</b>	<b>1</b>

**Parcel Map**



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
22357/2648	Find Comps	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	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	\$400,000	\$380,208	\$380,208	\$400,000	\$380,208

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$700,000	\$345,644	\$345,644	\$700,000	\$345,644
2023	N	\$600,000	\$314,222	\$314,222	\$600,000	\$314,222
2022	N	\$487,000	\$285,656	\$285,656	\$487,000	\$285,656
2021	N	\$349,300	\$259,687	\$259,687	\$349,300	\$259,687
2020	N	\$301,121	\$236,079	\$236,079	\$301,121	\$236,079

**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
<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
24-Feb-2023	\$100	<a href="#">U</a>	I	VOLPE JOHN A	VOLPE JOHN A REV LIV TRUST	22355/2681
10-Feb-2023	\$0	<a href="#">U</a>	I	VOLPE VINCENT III	VOLPE JOHN A	22357/2648
10-Feb-2023	\$0	<a href="#">U</a>	I	VOLPE JOHN A PR	VOLPE JOHN A TRE	22350/2196
01-Dec-2017	\$100	<a href="#">U</a>	I	VOLPE VINCENT III	VOLPE VINCENT III	19864/0115
27-Mar-2013	\$165,000	<a href="#">Q</a>	I	HICKSON RICHARD	VOLPE VINCENT III	17949/1449

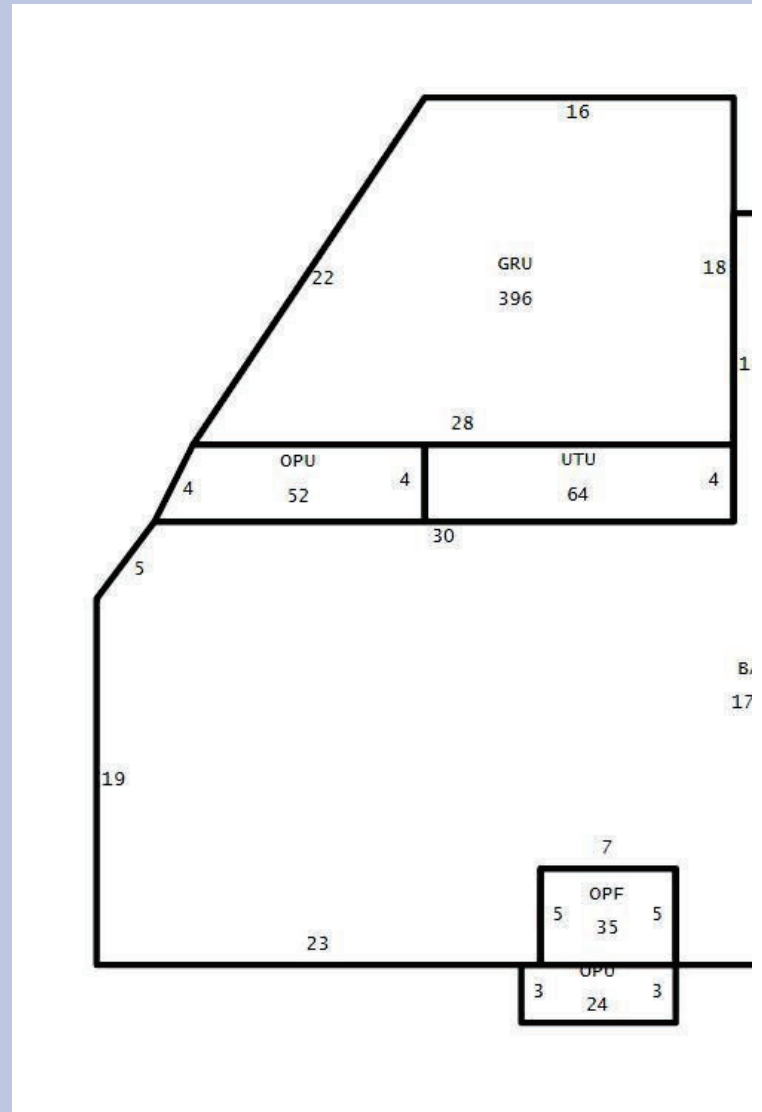
**2025 Land Information**

Land Area:  $\cong$  5,454 sf |  $\cong$  0.12 acres      Frontage and/or View: None      Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	65x62	\$5,800	65.00	FF	.8262	\$311,477

## 2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,714	1,714
Floor System:	Slab On Grade	Garage Unfinished (GRU):	0	396
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch (OPF):	0	35
Unit Stories:	1	Open Porch Unfinished (OPU):	0	76
Living Units:	4	Utility Unfinished (UTU):	0	64
Roof Frame:	Gable Or Hip	<b>Total Area SF:</b>	<b>1,714</b>	<b>2,285</b>
Roof Cover:	Concrete Tile/Metal			
Year Built:	1955			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	15			
Effective Age:	38			



## 2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
AIR COND	\$13.00	1,065.0	\$13,845	\$5,538	1980
PATIO/DECK	\$15.00	220.0	\$3,300	\$1,452	1955
SOLAR	0.00	37.0	\$0	\$0	2024

## 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.

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>
<a href="#">2024-2308-SOLA</a>	SOLAR PANELS	04/03/2024	\$89,669



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MARCH 4, 2026

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT IIIVOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532  
Case Number: CE-26-44

**RE Property:** 13406 BOCA CIEGA AVE

**Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

**Ordinance(s):**

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



Sec. 62-33. - Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Sec. 14-130.4. - License required.

(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

(b) No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-58. - Citation for delinquency.

All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

**Violation Detail(s):**

Work without a permit – hurricane remodel.  
Rental is operating without necessary business tax license.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit.  
Business tax receipt must be obtained to avoid fines.

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

Follow up date:

**MARCH 18, 2026**

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](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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**\$2,000** per month

**13406 Boca Ciega Ave**

Madeira Beach, FL 33708



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MARCH 30, 2026

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT IIIVOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532  
Case Number: CE-26-44

**RE Property:** 13406 BOCA CIEGA AVE

**Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

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Sec. 14-130.4. - License required.

(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

(b) No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-58. - Citation for delinquency.

All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

**Violation Detail(s):**

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**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit.  
Business tax receipt must be obtained to avoid fines.

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

Follow up date:  
**APRIL 13, 2026**

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
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**\$2,000** per month

**13406 Boca Ciega Ave**

Madeira Beach, FL 33708



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300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



7019 2970 0000 5514 1940



quadjent  
FIRST-CLASS MAIL  
IMI  
**\$010.44<sup>0</sup>**  
03/27/2026 ZIP 33708  
043M31233717

US POSTAGE

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT III VOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH FL 33708 0530



300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



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30 MAR 2026PM 3 L



quadrant

FIRST-CLASS MAIL  
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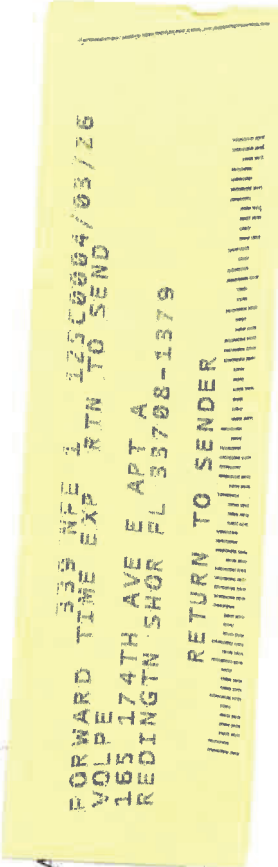
**\$010.44**

03/27/2026 ZIP 33708  
043M31233717

US POSTAGE

*FWD.*

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT III VOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532



FORWARD TIME EXP RTN TO SEND  
VOLPE  
165 174TH AVE E APT A  
REDINGTN SHOR FL 33708-1379

RETURN TO SENDER



FWD  
3359 0000 5514 1940

**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-26-44

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT III VOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532

Respondents.

**RE Property:** 13406 BOCA CIEGA AVE

**Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

**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 13406 BOCA CIEGA AVE, Parcel #15-31-15-65304-002-0010 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

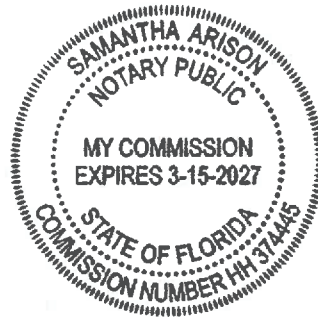
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 11<sup>th</sup> day of June, 2026, by Taylor Davis, who is personally known to me, or produced 03-15-27 as identification. My Commission Expires: \_\_\_\_\_

Notary Public- State of Florida

*Samantha Arison*

Print or type Name Samantha Arison



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

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

Petitioner,

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**Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 62-33. - Compliance required.

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Sec. 14-130.4. - License required.

(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

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Sec. 62-58. - Citation for delinquency.

All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



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

**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-26-44

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13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532

Respondents.

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**Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

**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 Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

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(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-58. - Citation for delinquency.

All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

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.



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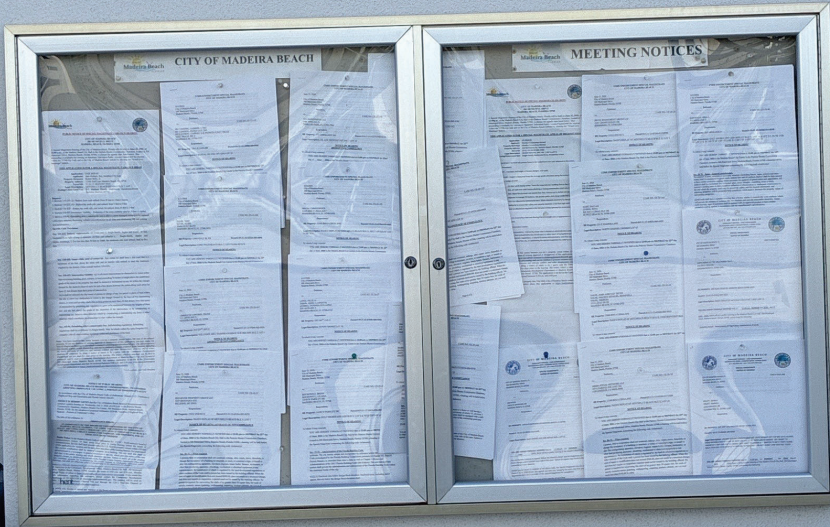
**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

June 11, 2026 at 4:08:34 PM



June 11, 2026 at 5:01:53 PM

City of  
**Madeira Beach**  
FLORIDA  
COMMUNITY  
DEPARTMENT  
ENFORCEMENT



City of  
**MADERA BEACH**  
ELEVATOR  
➔

