



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

**Parcel Summary**  
**(as of 14-Apr-2025)**

Parcel Number

**15-31-15-58320-001-0170**

- Owner Name  
**JPV HOTEL PROPERTY LLC**
- Property Use  
**1000 Vacant Commercial Land**
- Site Address  
**129TH AVE E**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**101 150TH AVE**  
**ST PETERSBURG, FL 33708-2450**
- Legal Description  
**MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18**
- Current Tax District  
**MADEIRA BEACH ([MB](#))**
- Year Built  
**n/a**

Heated SF	Gross SF	Living Units	Buildings
<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>0</b>

## Parcel Map



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

## Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

## Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21613/1331	Find Comps	278.02	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	3/54


## 2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,122,000	\$1,122,000	\$1,122,000	\$1,122,000	\$1,122,000

## Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,088,000	\$1,088,000	\$1,088,000	\$1,088,000	\$1,088,000
2022	N	\$1,020,000	\$1,020,000	\$1,020,000	\$1,020,000	\$1,020,000
2021	N	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
2020	N	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
2019	N	\$816,000	\$816,000	\$816,000	\$816,000	\$816,000

## 2024 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	2024 Millage Rate	Tax District
<a href="#">View 2024 Tax Bill</a>	15.8131	<a href="#">(MB)</a>

## Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Jun-2021	\$10,000,000	<a href="#">M</a>	V	TJM JOHNS PASS LLC	JPV HOTEL PROPERTY LLC	<a href="#">21613/1331</a>
14-Jan-2016	\$1,000,000	<a href="#">Q</a>	V	BROADERICK MANAGEMENT I LLC	T J M JOHN'S PASS LLC	<a href="#">19057/0095</a>
11-Mar-2014	\$500,000	<a href="#">U</a>	V	BIEL REO LLC	BROADERICK MANAGEMENT CORPORATION	<a href="#">18347/0808</a>
29-Dec-2011	\$0	<a href="#">U</a>	V	DAG BROS INC	BIEL REO LLC	<a href="#">17450/1534</a>
17-May-2007	\$1,200,000	<a href="#">U</a>	V	HUBBARD ENTERPRISES INC	DAG BROS INC	<a href="#">15796/0941</a>

## 2024 Land Information

Land Area:  $\cong$  8,002 sf |  $\cong$  0.18 acres    Frontage and/or View: None    Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	80x100	\$165	8,000	SF	1.0000	\$1,320,000

## 2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

#### 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
No Permits on Record.			

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

August 9, 2024

JPV Hotel Property, LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450  
Case Number: CE-24-71

**RE Property:** 129<sup>th</sup> Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

**Parcel #**15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

**Legal Description:** MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

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**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. 110-124. - Standards and requirements.**

**(a)In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. In granting any special exception use, the special magistrate in addition to the standards enumerated in this article may prescribe**

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

**appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed or both.**

**Violation Detail:**

Failure to comply with Special Exception Orders (please see attached).

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain building permit(s) to bring the parcels into compliance with the conditions outlined in the approved Special Exception Order.

For any questions please contact the Planning and Zoning Department.  
(727)-391-9951 ex. 244

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

Follow up date:  
August 23, 2024

**Grace Mills, Code Compliance Officer II**  
**City of Madeira Beach**  
[gmills@madeirabeachfl.gov](mailto:gmills@madeirabeachfl.gov)  
**727.391.9951 ext. 298**

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.



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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

February 28, 2025

JPV Hotel Property, LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450  
Case Number: CE-24-71

**RE Property:** 129<sup>th</sup> Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

**Parcel #**15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

**Legal Description:** MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

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**NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Sec. 110-124. - Standards and requirements.**

**(a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. In granting any special exception use, the special magistrate in addition to the standards enumerated in this article may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the**

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

**special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed or both.**

**Violation Detail:**

Failure to comply with the conditions of issuance of the special exception use in the Order Granting Special Exception Use dated June 8, 2023, and attached hereto.

**Corrective Action(s):**

The property owner shall bring the subject property into compliance with the conditions underlined in the Order Granting Special Exception Use dated June 8, 2023.

For any questions regarding the permitting process, please contact the Planning and Zoning Department.  
(727)-391-9951 ex. 244

Please bring the property into compliance by September 13, 2024, to avoid this matter being scheduled for hearing before the Special Magistrate.

Reinspection date:  
March 14, 2025

**Grace Mills, Code Compliance Officer II**  
**City of Madeira Beach**  
[gmills@madeirabeachfl.gov](mailto:gmills@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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**CERTIFIED MAIL®**



9589 0710 5270 2237 2057 12



icipal Drive  
h, Florida 33708

JPV Hotel Property, LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450  
Case Number: CE-24-71

# SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JPV Hotel Property LLC  
101 150th Ave  
St. Petersburg, FL 33708  
ce - 24-71



9590 9402 7951 2305 9225 84

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2057 12

PS Form 3811, July 2020 PSN 7530-02-000-9053

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

JPV Hotel Property LLC  
101 150th Ave  
St. Petersburg, FL 33708  
ce - 24-71



9590 9402 7951 2305 9225 84

## 2. Article Number (Transfer from service label)

589 0710 5270 2237 2057 12

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X- Holly Simpkins ☐ Agent  
☒ Addressee

## B. Received by (Printed Name)

Holly Simpkins

## C. Date of Delivery

3/5/25

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☒ No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®                    | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

Domestic Return Receipt

LOCAL GOVERNMENT VARIANCES, SPECIAL EXCEPTIONS USES  
AND APPEALS OF ADMINISTRATIVE DECISIONS  
CITY OF MADEIRA BEACH, FLORIDA  
Application No. SE 2023-01

JPV Hotel Property, LLC,  
For the property located at  
129th Ave. E., Boardwalk Pl. E., 146  
Boardwalk Pl. E., 204 Boardwalk Pl. E.,  
206 Boardwalk Pl. E., 210 Boardwalk  
Pl. E., 214 Boardwalk Pl. E.,  
Madeira Beach, Florida,

Applicant.

\_\_\_\_\_/

**ORDER GRANTING SPECIAL EXCEPTION USE**

The Applicant seeks a special exception use in regard to Madeira Beach Land Development Regulations, Section 110-259(6) allowing a stand-alone parking lot as a principal use and as a special exception use. The property address(s) are 129th Ave. E., Boardwalk Pl. E., 146 Boardwalk Pl. E., 204 Boardwalk Pl. E., 206 Boardwalk Pl. E., 210 Boardwalk Pl. E., 214 Boardwalk Pl. E., Madeira Beach, FL 33708, and it is identified as:

PARCEL IDENTIFICATION NUMBER: 15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200 (the "Property")

Special Magistrate, Bart R. Valdes, heard testimony, and reviewed all evidence received at the Special Magistrate hearing held on June 2, 2023, and, based on the evidence, enters the following findings of fact, conclusion of law and order.

**FINDINGS OF FACT**

1. The application of UPP Global, LLC, ("the applicant") requests a special exception use from the zoning requirements of the above Madeira Beach Code, and seeks a special exception relating to a stand-alone parking lot as a principal use at the Property.

2. The Special Magistrate heard testimony from Andrew Morris, received the written Staff Report and Recommendation, with attachments, and heard testimony from Scott Brainard on behalf of the applicant. The Special Magistrate received public comment from Robert Bellow, Stephanie Beny, Jeff Beggins, Sue Zirneskie, Williams Karns, and Dan McNutt and considered all matters presented at the hearing.

3. The applicant seeks approval to operate a stand-alone parking lot on a property zoned in a C-1 Zoning District.

4. The use is a permitted special use pursuant to Section 110-259(6) of the Code of Ordinances of the City of Madeira Beach, Florida, which provides:

Sec. 110-110-259.- Special exception uses.

(6) Stand-alone parking lots and parking garages as a principal use.

5. The use is a permitted special use.

6. The use is so designed, located and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

7. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

8. The use will be compatible with adjoining development and the proposed character of the district where it is to be located.

9. Adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.

10. Adequate off-street parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

11. The use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

12. If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

13. Special exception use will not grant to the land more privilege than the best use available in the zone where that special exception use would be a principal permitted use.

14. The applicant currently has an open code violation case for use and failure to comply with the off-street parking requirements. No fines have been levied because the applicant is in the process of resolving the code violation. The applicant must receive approval of the Special Exception Use to resolve the outstanding code violation and then the applicant would be able to apply for a building permit to bring the parking lot into compliance.

15. The special exception use is appropriate under the following condition(s):

- a.) The stand-alone parking lot must be brought into compliance with the off-street parking requirements located in Chapter 110 – Zoning Article VII. - Off-Street Parking and Loading

- b.) The parking lot must meet the landscaping requirements located in Chapter 106 – Vegetation Article II. – Landscaping. The Special Exception Use
- c.) The stand-alone parking lot must adhere to the drainage requirements in Chapter 98 – Natural Resources.
- d.) The stand-alone parking lot must meet the driveway requirements in Chapter 58 – Streets, Sidewalks, and Other Public Places, Article II. -Sidewalks and Driveways.
- e.) An approved building permit will be required to bring the parking lot into compliance.

#### **CONCLUSION OF LAW**

16. Section 2-506 of the Madeira Beach Code of Ordinances authorizes special exception use, with appropriate conditions and safeguards, when the special use will not adversely affect the public interest, or the denial of special exception uses when not in harmony with the purpose and intent of the city land development regulations.

17. The applicant has the burden to establish the requirements for a special exception use. Here, the applicant meets the criteria for the special exception use as set forth in Section 2-506 of the Madeira Beach Code of Ordinances.

#### **ORDER**

It is ADJUDGED that the application is APPROVED, allowing a special exception from the zoning requirements of the Madeira Beach Land Development Regulations, to allow the property to operate a stand-alone parking lot, as set forth in the Application with the following conditions:

- a.) The stand-alone parking lot must be brought into compliance with the off-street parking requirements located in Chapter 110 – Zoning Article VII. - Off-Street Parking and Loading
- b.) The parking lot must meet the landscaping requirements located in Chapter 106 – Vegetation Article II. – Landscaping. The Special Exception Use
- c.) The stand-alone parking lot must adhere to the drainage requirements in Chapter 98 – Natural Resources.
- d.) The stand-alone parking lot must meet the driveway requirements in Chapter 58 – Streets, Sidewalks, and Other Public Places, Article II. -Sidewalks and Driveways.
- e.) An approved building permit will be required to bring the parking lot into compliance.

DONE AND ORDERED on June 8, 2023.



Bart R. Valdes  
Special Magistrate



Copies furnished to:

Tom Trask, City Attorney

Clara VanBlargan, City of Madeira Beach

UPP Global  
496 Congress St.  
Portland, ME 04101

JPV Hotel Property, LLC  
410 150<sup>th</sup> Ave., Suite H  
Madeira Beach, FL 33708

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

April 18, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-71

JPV Hotel Property, LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450

Respondents.

**RE Property:** 129<sup>th</sup> Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

**Parcel #**15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

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**AFFIDAVIT OF SERVICE**

I, Holden Pinkard, Building 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 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 18 day of April, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 129<sup>th</sup> Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E., Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200 the City of Madeira Beach.

On the 18 day of April, 2025, 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.



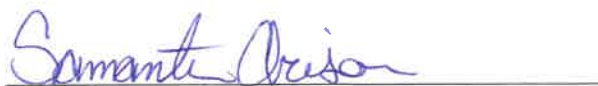
**Holden Pinkard, Building Compliance Supervisor  
City of Madeira Beach**

**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 18<sup>th</sup> day of April, 2025, by Holden Pinkard, who is personally known to me, or produced                                  as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name. Samantha Arison



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

April 18, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-71

JPV Hotel Property, LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450

Respondents.

**RE Property:** 129<sup>th</sup> Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

**Parcel #**15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

**Legal Description:** MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

**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. 110-124. - Standards and requirements.**

**(a)In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. In granting any special exception use, the special magistrate in addition to the standards enumerated in this**

**article may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed or both.**

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.

A handwritten signature in black ink, appearing to read 'HP', is written over a horizontal line.

**Holden Pinkard, Building Compliance Supervisor  
City of Madeira Beach**

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

April 18, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-71

JPV Hotel Property, LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450  
Respondents.

**RE Property:** 129<sup>th</sup> Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

**Parcel #**15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

**Legal Description:** MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28<sup>th</sup>** day of **APRIL**, **2025** 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. 110-124. - Standards and requirements.**

**(a)In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. In granting any special**



**exception use, the special magistrate in addition to the standards enumerated in this article may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed or both.**

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 18 day of APRIL, 2025.

A handwritten signature in black ink, appearing to read 'HP', is written over a horizontal line.

**Holden Pinkard, Building Compliance Supervisor  
City of Madeira Beach**





**City of Madeira Beach**  
**Building Department**  
300 Municipal Drive  
Madeira Beach, FL 33708  
(727) 391-9951 Ext. 284

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Date: Thursday, September 14, 2023

Project Number 2023-2117-DRWY

Job Address: 245 129TH AVE E, MADEIRA BEACH, FL 33708

Description of Work: repaving existing parking lot, adding parking stops, and handicap spots

To whom it may concern;

Staff has completed its review of plans for the property that is to be located at 245 129TH AVE E, MADEIRA BEACH, FL 33708.

The plan review has been pending with the following Comments:

Per the Order Granting Special Exception Use to allow vehicular parking on the Boardwalk Properties requires the stand-alone parking be brought into compliance with the City code of ordinances regarding Off Street Parking and Loading, Landscaping and Stormwater Requirements. The submitted plan is insufficient for review.

Resubmissions and revisions can be submitted in the customer portal at [www.mgoconnect.org](http://www.mgoconnect.org). Should you have any issues resubmitting your permit please contact building department at [buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov).

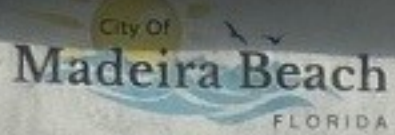
Thank you

Al Carrier, PE, PSM

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[acarrier@madeirabeachfl.gov](mailto:acarrier@madeirabeachfl.gov)





# MEETING NOTICES

## CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-122

VOLPE JOHN A TRE  
VOLPE, JOHN A REV LIV TRUST/VOLPE, VINCENT  
VOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532  
Respondents.

RE Property: 13715 Gulf Blvd

Parcel #15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

### NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28<sup>th</sup> day of April, 2025 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. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

#### Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and

Page 1 of 3

## CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-238

KEYS, RANDALL W TRE  
KEYS, RANDALL W REV TRUST  
356 145TH AVE E  
MADEIRA BEACH, FL 33708-2116  
Respondents.

RE Property: 265 E. Madeira Ave.

Parcel #09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

### NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28<sup>th</sup> day of April, 2025 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. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

#### Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration

Page 1 of 3

## CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-110

CLEVELAND, ARTHUR BARTON  
PO BOX 113  
PALOS VERDES ESTATES, CA 90274  
Respondents.

RE Property: 14065 PALM ST

Parcel #18-31-15-34344-010-0010

Legal Description: GULF SHORES 2<sup>ND</sup> ADD BLK 1 LOT 1

### NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 24<sup>th</sup> day of February, 2025 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):

#### DIVISION 2 - STRUCTURES UNFIT FOR OCCUPANCY

##### Sec. 14-91. - Declaration of unfit structure.

Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, the may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupancy, as the case may be, has been made to conform to the law.

(Code 1983, § 6-221)

Page 1 of 1

## CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

March 20, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-252

GOODMAN, WILLIAM P  
GOODMAN, JANET S  
172 131<sup>ST</sup> AVENUE CIR  
MADEIRA BEACH, FL 33708  
Respondents.

RE Property: 172 131<sup>ST</sup> AVE CIR

Parcel #15-31-15-97830-000-0080

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1<sup>ST</sup> ADD LOT 8

### NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 31<sup>ST</sup> day of March, 2025 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 appendances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. No 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

Page 1 of 2

## CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-71

JPV Hotel Property, LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450  
Respondents.

RE Property: 129<sup>th</sup> Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

### NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28<sup>th</sup> day of April, 2025 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. 110-124. - Standards and requirements.

(a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. In granting any special

Page 1 of 3



## 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 Monday, February 24th, 2025, at 12:00 p.m., at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708. The agenda for the hearing is listed below. This proceeding is available for viewing on Spectrum Television Channel 37.6 or by clicking the "Watch Live Meetings" button.

### THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE

Application: VAR 2025-02  
Applicant(s): John & Lynn Davidson  
Property Owner(s): John & Lynn Davidson  
Property Address: 530 S. DUNSTON DR. MADEIRA BEACH, FL 33708  
Parcel ID: 10-31-15-34344-010-0010  
Legal Description: GULF SHORES 2<sup>ND</sup> ADD BLK 1 LOT 1

Zoning/Future Land Use: R-1 Single-Family Residential/Residential Urban  
Request: Conversion of nonconforming screen porch into living space while elevating home.  
Specific Code Provisions: 110-124.1(a) That any addition, alteration or renovation to the structure shall not increase the height of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, pool, deck, storage area or other non-habitable area into a habitable area unless specifically approved by the special magistrate.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comments in writing to the City of Madeira Beach, Florida 33708. You may become a party to this proceeding and can be heard 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 not 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 8:30 a.m. and 4:00 p.m.

Posted: February 7th, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <http://madeirabeachfl.gov/public-review-documents/>