



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary (as of 02-Dec-2024)

Parcel Number

15-31-15-65322-026-0020

- Owner Name
McFARLANE, SHIRLEY A
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**433 BOCA CIEGA DR
MADEIRA BEACH, FL 33708**
- Mailing Address
**864 N MILFORD RD
HIGHLAND, MI 48357-4548**
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1948

Heated SF	Gross SF	Living Units	Buildings
1,860	2,248	3	1

Parcel Map



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
09206/0664	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/66

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,600,000	\$860,398	\$860,398	\$1,600,000	\$860,398

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,520,000	\$782,180	\$782,180	\$1,520,000	\$782,180
2022	N	\$1,325,000	\$711,073	\$711,073	\$1,325,000	\$711,073
2021	N	\$792,300	\$646,430	\$646,430	\$792,300	\$646,430
2020	N	\$691,891	\$587,664	\$587,664	\$691,891	\$587,664
2019	N	\$633,778	\$534,240	\$534,240	\$633,778	\$534,240

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
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Dec-1995	\$100	U	I	TWORK CLARENCE	TWORK, CLARENCE	09206/0664

2024 Land Information

Land Area: \cong 13,138 sf | \cong 0.30 acres Frontage and/or View: Intracoastal Seawall: Yes

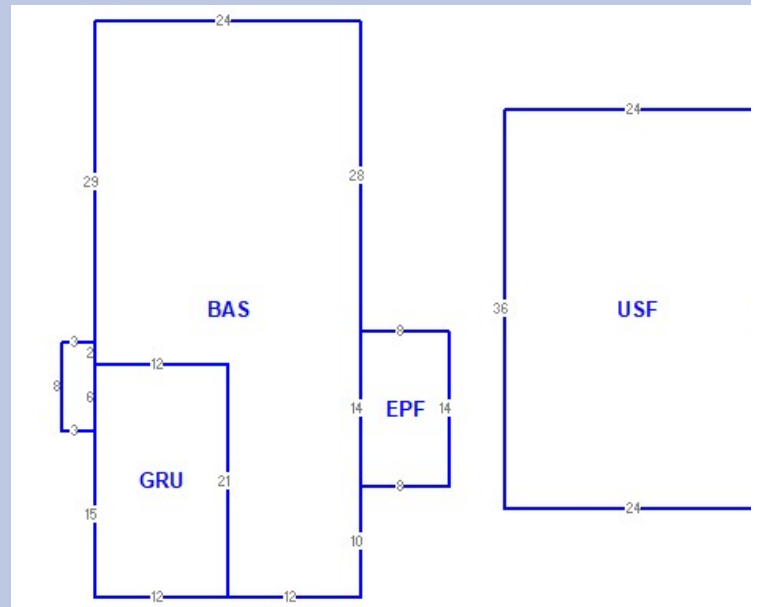
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	101x111	\$15,500	101.00	FF	.9923	\$1,553,446

2024 Building 1 Structural Elements and Sub Area Information**Structural Elements**

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Concrete Block
Unit Stories:	2
Living Units:	3
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1948
Building Type:	Duplex - 4-Plex
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Unit/Space/Wall/Floor
Cooling:	None
Fixtures:	12
Effective Age:	46

Sub Area**Heated Area SF****Gross Area SF**

Base (BAS):	996	996
Upper Story (USF):	864	864
Enclosed Porch (EPF):	0	112
Garage Unfinished (GRU):	0	252
Utility Unfinished (UTU):	0	24
Total Area SF:	1,860	2,248

**2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$48.00	72.0	\$3,456	\$1,382	1948
DOCK	\$48.00	120.0	\$5,760	\$2,304	1986
PATIO/DECK	\$14.00	132.0	\$1,848	\$739	1963

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
PER-H-CB09-01010	MISCELLANEOUS	02/12/2009	\$800
M3169302	DOCK	07/25/2002	\$0
2255982	DOCK	07/08/2002	\$2,357
PER-H-CB224790	ROOF	10/24/2000	\$5,000
PER-H-CB194252	SEA WALL	04/02/1999	\$10,000



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 5, 2025

MCFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548
Case Number: CE-24-254

RE Property: 433 BOCA CIEGA DR **Parcel #**15-31-15-65322-026-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

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. 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 or inadequate maintenance to the end which the property itself may be preserved, safety and

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.

fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

Violation Detail(s):

Building on property requiring interior and exterior maintenance due to damages.

Corrective Action(s):

Either the property owner and/or a licensed contractor will need to apply for and obtain all required permits to bring all violations into compliance. If a permit cannot be obtained, the structure must be removed.

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

Follow up date:
March 19, 2025

Building Department
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 to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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



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March 19, 2025

MCFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548
Case Number: CE-24-254

RE Property: 433 BOCA CIEGA DR **Parcel #**15-31-15-65322-026-0020

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

Follow up date:
April 2, 2025

Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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CERTIFIED MAIL®



9589 0710 5270 2237 2063 06

Municipal Drive
Ponce de Leon, Florida 33708

March 19, 2025

MCFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548
Case Number: CE-24-254

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:

McFarlane, Shirley A
864 N Milford Rd
Highland, MI 48357
Ce-24-254



9590 9402 8374 3156 7198 39

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2063 06

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

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

ured Mail
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er \$500)

Domestic Return Receipt

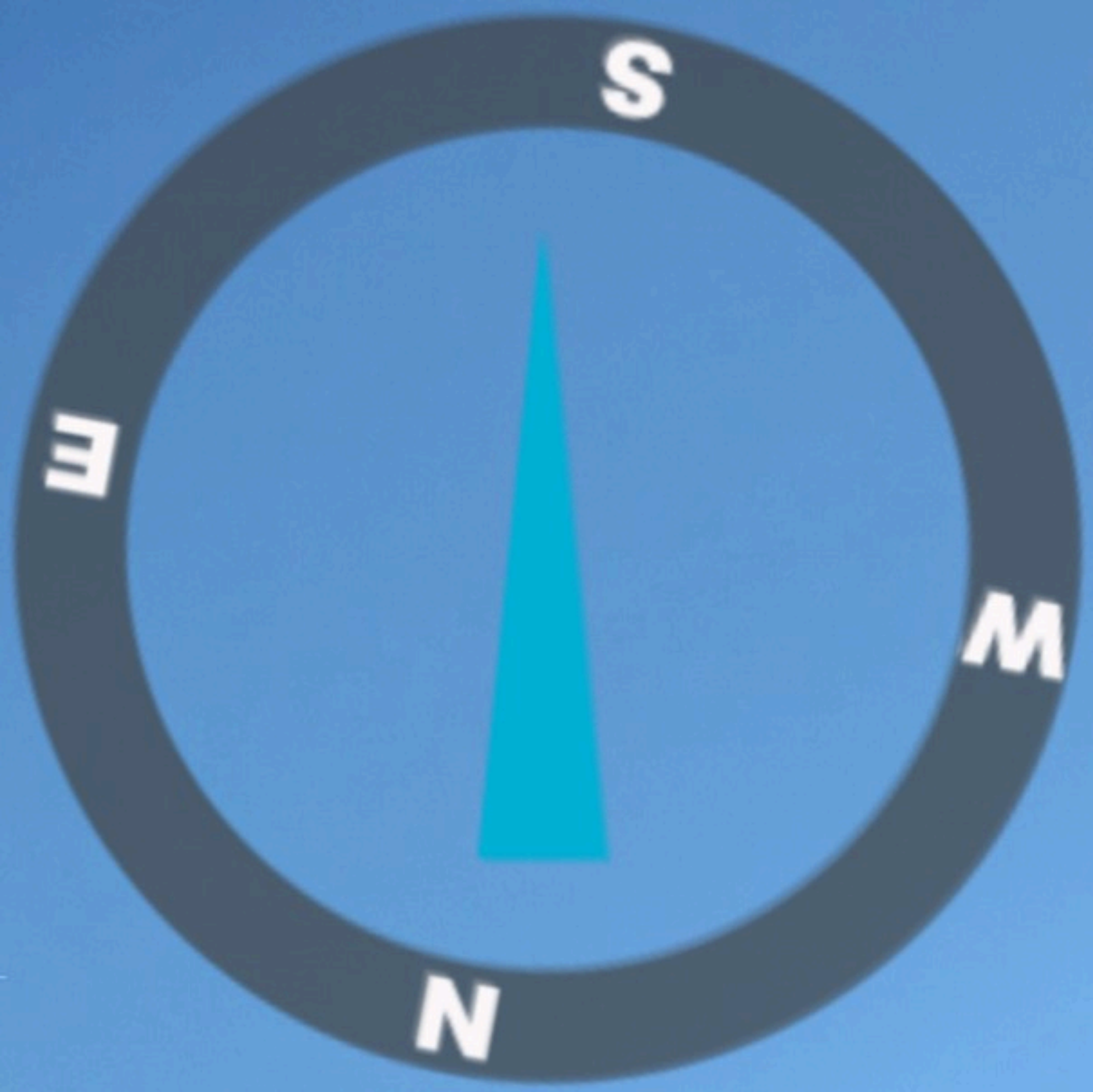


433



Dec 2, 2024 1:18:41 PM
140° SE
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 483



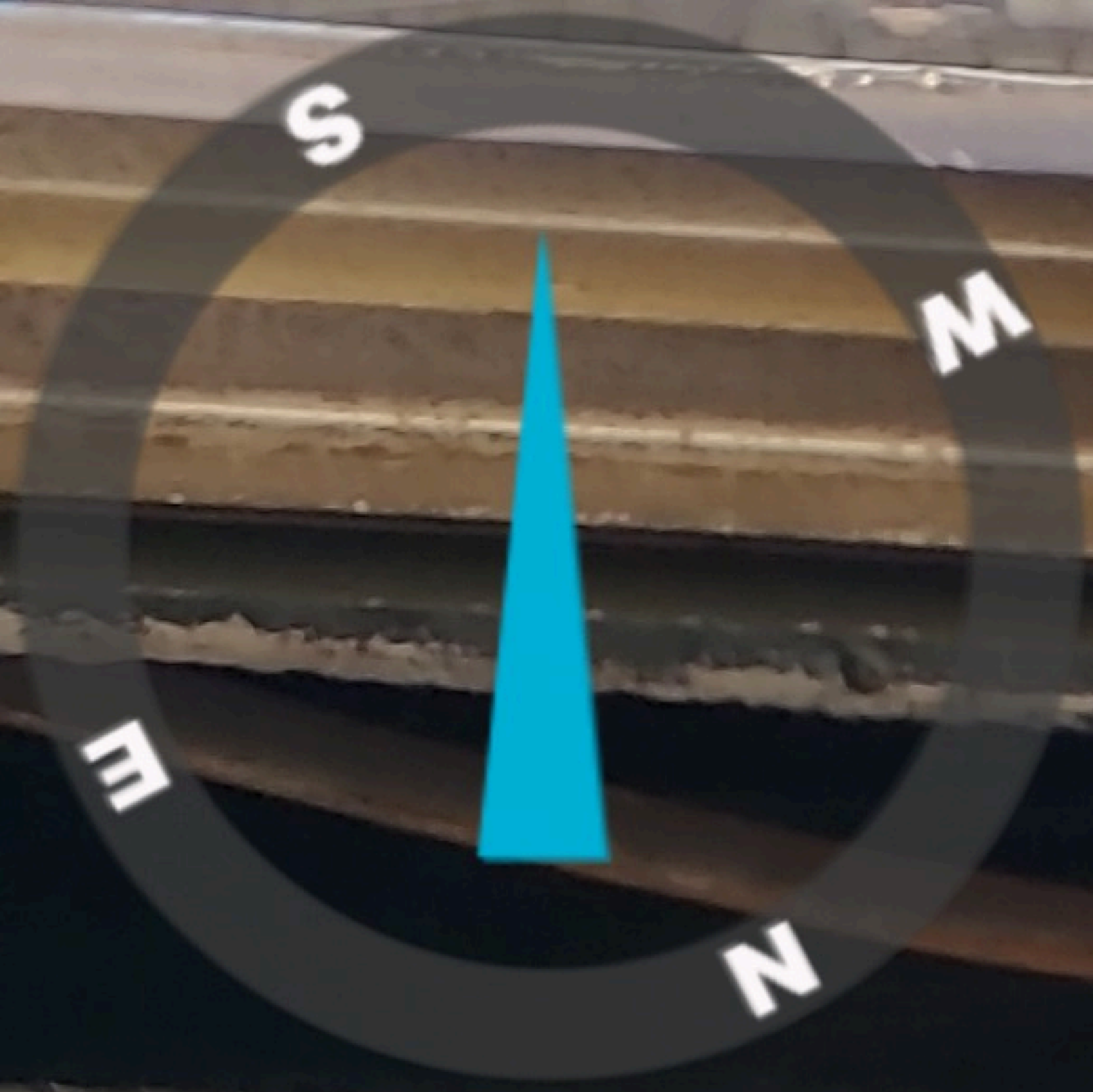
Dec 2, 2024 1:18:59 PM
180° S
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 484



Dec 2, 2024 1:19:05 PM
237° SW
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 485



Dec 2, 2024 1:19:10 PM
208° SW
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 486



Dec 2, 2024 1:19:14 PM
261° W
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 487

**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-24-254

MCFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548
Case Number: CE-24-254
Respondents.

RE Property: 433 Boca Ciega Dr.

Parcel #15-31-15-65322-026-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

AMENDED AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose 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 433 Boca Ciega Dr., Parcel #15-31-15-65322-026-0020 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 X physical presence or _____ online notarization, this 22 day of April, 2025, by Holden Pinkard, who is personally known to me, or produced _____ as identification. My Commission Expires: 4/5/29

Notary Public- State of Florida



Print or type Name.



**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-24-254

McFARLANE, SHIRLEY A
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Respondents.

RE Property: 433 Boca Ciega Dr.

Parcel #15-31-15-65322-026-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

AMENDED 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. 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.

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(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

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.



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,

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Respondents.

RE Property: 433 Boca Ciega Dr.

Parcel #15-31-15-65322-026-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** 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.

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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 _18_ day of ____April____, 2025.

Holden Pinkard

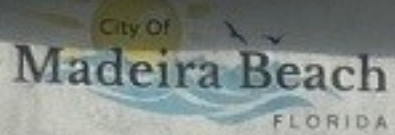
**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**



433

NOTICE OF UNFIT FOR HUMAN OCCUPANCY
This structure is deemed to be unfit for human occupancy due to substantial damage to the building or property. This notice is posted by the City of Miami Beach, Florida, and is valid for 90 days. If the damage is not repaired within this time frame, the City may take action to remove the structure from the street. The property owner is responsible for the cost of repairs and for obtaining the necessary permits. If you are the property owner, you should contact the City of Miami Beach, Department of Public Works, at (305) 261-2200 to discuss the situation. If you are a tenant, you should contact your landlord immediately. This notice is posted for the purpose of informing the public and the property owner of the unsafe condition of the structure. It is not intended to be a threat of action. The City of Miami Beach, Florida, is not responsible for any damage to the structure or property caused by this notice. The City of Miami Beach, Florida, is not responsible for any damage to the structure or property caused by this notice. The City of Miami Beach, Florida, is not responsible for any damage to the structure or property caused by this notice.

UNFIT FOR HUMAN OCCUPANCY
DO NOT ENTER OR OCCUPY THIS STRUCTURE
This structure is deemed to be unfit for human occupancy due to substantial damage to the building or property. This notice is posted by the City of Miami Beach, Florida, and is valid for 90 days. If the damage is not repaired within this time frame, the City may take action to remove the structure from the street. The property owner is responsible for the cost of repairs and for obtaining the necessary permits. If you are the property owner, you should contact the City of Miami Beach, Department of Public Works, at (305) 261-2200 to discuss the situation. If you are a tenant, you should contact your landlord immediately. This notice is posted for the purpose of informing the public and the property owner of the unsafe condition of the structure. It is not intended to be a threat of action. The City of Miami Beach, Florida, is not responsible for any damage to the structure or property caused by this notice. The City of Miami Beach, Florida, is not responsible for any damage to the structure or property caused by this notice. The City of Miami Beach, Florida, is not responsible for any damage to the structure or property caused by this notice.



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 TRUSTVOLPE 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 28th 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 28th 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 2ND 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 24th 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 enforcing authority 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 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
Respondents

RE Property: 172 131ST AVE CIR

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

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

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 31ST 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 other equipment, 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: 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.

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 28th 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 12:00pm, 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 640 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 2ND 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 with elevating home.
Specific Code Provisions: 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. That any addition, alteration or renovation to the structure shall not increase the height of nonconforming structure or result in the conversion of a nonconforming garage, screen enclosure, porch, 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 of Madeira Beach website, and Gulf Beaches Library

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