



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

**Parcel Summary**  
**(as of 16-Nov-2024)**

Parcel Number

**09-31-15-60858-000-0400**

- Owner Name  
**KEYS, RANDALL W TRE**  
**KEYS, RANDALL W REV TRUST**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**265 E MADEIRA AVE**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**356 145TH AVE E**  
**MADEIRA BEACH, FL 33708-2116**
- Legal Description  
**NORTH MADEIRA SHORES LOT 40**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1959**

Heated SF	Gross SF	Living Units	Buildings
<b>1,050</b>	<b>1,845</b>	<b>2</b>	<b>1</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
22468/0403		278.01	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	23/68

## 2024 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$710,000	\$449,283	\$449,283	\$710,000	\$449,283

## Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$700,000	\$408,439	\$408,439	\$700,000	\$408,439
2022	N	\$565,000	\$371,308	\$371,308	\$565,000	\$371,308
2021	N	\$374,600	\$337,553	\$337,553	\$374,600	\$337,553
2020	N	\$327,331	\$306,866	\$306,866	\$327,331	\$306,866

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	N	\$308,412	\$270,698	\$270,698	\$308,412	\$270,698

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
21-Mar-2023	\$100	<a href="#">U</a>	I	KEYS RANDALL W	KEYS RANDALL W TRE	<a href="#">22468/0403</a>
16-Jul-2015	\$0	<a href="#">U</a>	I	LAROCCA CHARLOTTE L	KEYS RANDALL W	<a href="#">18852/1582</a>
15-Feb-2007	\$350,000	<a href="#">Q</a>	I	SMITH ANTHONY E DECD	KEYS, RANDALL W	<a href="#">15640/0181</a>
05-Nov-1997	\$100	<a href="#">U</a>	I	SMITH ANTHONY E TR	SMITH, BRAD E	<a href="#">09895/2525</a>
18-Sep-1997	\$100	<a href="#">U</a>	I	SMITH ANTHONY E	SMITH, ANTHONY E	<a href="#">09844/0059</a>

2024 Land Information

Land Area:  $\cong$  4,500 sf |  $\cong$  0.10 acres

Frontage and/or View: Canal/River

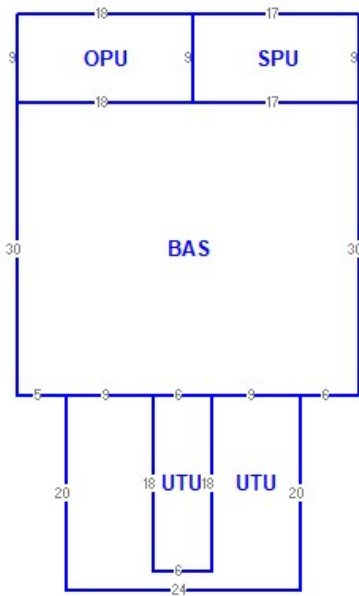
Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	45x100	\$12,900	45.00	FF	1.1100	\$644,355

2024 Building 1 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured			
Floor System:	Slab On Grade	Base (BAS):	1,050	1,050
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch Unfinished (OPU):	0	162
Unit Stories:	1	Screen Porch Unfinished (SPU):		
Living Units:	2		0	153
Roof Frame:	Gable Or Hip	Utility Unfinished (UTU):	0	480
Roof Cover:	Bu Tar & Gravel Alt	Total Area SF:	1,050	1,845
Year Built:	1959			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Unit/Space/Wall/Floor			
Cooling:	None			
Fixtures:	6			

Structural Elements

Effective Age: 41



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$58.00	240.0	\$13,920	\$11,971	2019

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">D&amp;L4207</a>	DOCK	11/14/2019	\$16,552
<a href="#">P49819-19</a>	DOCK	11/04/2019	\$0
<a href="#">PER-H-CB298540</a>	ROOF	06/22/2004	\$2,300



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

March 4, 2025

KEYS, RANDALL W TRE  
KEYS, RANDALL W REV TRUST  
356 145TH AVE E  
MADEIRA BEACH, FL 33708-2116  
Case Number: CE-24-238

**RE Property:** 265 E MADEIRA AVE      **Parcel #**09-31-15-60858-000-0400

**Legal Description:** NORTH MADEIRA SHORES LOT 40

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

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.

- (2) Floors, interior walls and ceilings of every structure shall be structurally sound.
- (6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.
- (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.
- (11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

**Violation Detail(s):**

Building on property heavily damaged. Property requiring maintenance/ action.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the property 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 18, 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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265 E Madeira Ave  
11/16/2024



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

March 24, 2025

KEYS, RANDALL W TRE  
KEYS, RANDALL W REV TRUST  
356 145TH AVE E  
MADEIRA BEACH, FL 33708-2116  
Case Number: CE-24-238

**RE Property:** 265 E MADEIRA AVE      **Parcel #**09-31-15-60858-000-0400

**Legal Description:** NORTH MADEIRA SHORES LOT 40

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**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the property 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:  
April 7, 2025

**Grace Mills, Code Compliance Officer II**  
**City of Madeira Beach**  
[gmills@madeirabeachfl.gov](mailto:gmills@madeirabeachfl.gov)  
**727-742-1645**

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11/16/2024



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CERTIFIED MAIL®



9589 0710 5270 2237 2062 52

icipal Drive  
h, Florida 33708

KEYS, RANDALL W TRE  
KEYS, RANDALL W REV TRUST  
356 145TH AVE E  
MADEIRA BEACH, FL 33708-2116  
Case Number: CE-24-238

## 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:

Keys, Randall W Tre  
Keys, Randall W Rev Trust  
356 145th Ave E  
Madeira Beach FL 33708  
Ce-24-238



9590 9402 8374 3156 7196 24

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

9589 0710 5270 2237 2062 52

## 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☐ Registered Mail Restricted Delivery (\$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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## 1. Article Addressed to:

Keys, Randall w. Tre  
Keys, Randall w Treer Trust  
356 145th Ave E.  
Madeira Beach FL 33708



9590 9402 7951 2305 9232 46

ce-24-238

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

9589 0710 5270 1421 4930 96

PS Form 3811, July 2020 PSN 7530-02-000-9000

## 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



265

UNFIT FOR HUMAN OCCUPANCY  
DO NOT ENTER OR OCCUPY THIS STRUCTURE

THIS NOTICE IS REQUIRED BY THE HOA BY-LAWS AND THE CITY OF PALMDALE, CALIFORNIA. IT IS THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE STRUCTURE IN A SAFE AND SOUND CONDITION. IF THE STRUCTURE IS FOUND TO BE UNFIT FOR HUMAN OCCUPANCY, THE HOA WILL TAKE APPROPRIATE ACTION TO ENSURE THE SAFETY OF THE COMMUNITY. THE HOA WILL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES RESULTING FROM THE USE OF THIS STRUCTURE AFTER THIS NOTICE IS POSTED.

DO NOT REMOVE, ALTER, OR COVER THIS NOTICE UNTIL AUTHORIZED BY GOVERNING AUTHORITY.















**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

**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 265 E. Madeira Ave., Parcel #09-31-15-60858-000-0400 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  
0 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-24-238

KEYS, RANDALL W TRE  
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356 145TH AVE E  
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Respondents.

**RE Property:** 265 E. Madeira Ave.

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

**Legal Description:** NORTH MADEIRA SHORES LOT 40

**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*

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**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-24-238

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356 145TH AVE E  
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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.**

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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 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.

*Holden Pinkard*

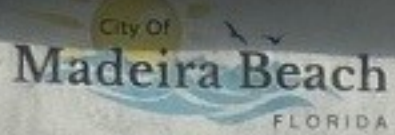
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**Holden Pinkard, Building Compliance Supervisor  
City of Madeira Beach**









# 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 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  
172 131<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 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. 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

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 pm, 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 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

### THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE

Application: VAR 2025-02

Applicant(s): John & Lynn Davidson

Property Owner(s): John & Lynn Davidson, 300 MADEIRA BEACH, FL 33708

Property Address: 530 S DAVENPORT 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.

Comments may be submitted to the City of Madeira Beach, 300 Municipal Drive, Madeira Beach, Florida 33708, or by email to [city@madeirabeachfl.gov](mailto:city@madeirabeachfl.gov). Comments should be submitted by February 23rd, 2025.

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