CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-77

Petitioner,

vs.

13001 GULF BLVD LLC
12930 Village Blvd.
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on August 24, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Taylor Davis, provided testimony on behalf of the City.

2. No one appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 12930 Villag Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52. –When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace,

incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

7. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before September 23, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before September 23, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing, which is to apply for and obtain a building permit and coordinate with city building officials to remedy the code issues with the stairs/railings.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after September 23, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 27th day of August, 2026.

Bart R. Valdes
Special Magistrate

Forensics – Design & Inspections - Consulting
1503 W. Busch Blvd, Tampa FL 33612
P: (813) 961-3075 F: (813) 961-1031

September 2, 2026

Belt Project #ET26-0538

To: City of Madeira Beach
Building Department
300 Municipal Dr
Madeira Beach, FL 33708

Re: Letter of Retention & Request for Extension
13001 Gulf Blvd LLC
12930 Village Blvd
Madeira Beach, FL 33708
Case Number: CE-26-77

To Whom It May Concern,

This letter is to confirm that Belt Engineering has been retained to prepare permit documents for the stairs and railing located at the above address and in reference to the above case number.

Belt Engineering will handle the design and preparation of the necessary engineering documents, including structural calculations and drawings, to ensure compliance with the Florida Building Code and applicable City requirements. These documents will be submitted to your office for review as part of the permitting process.

Given that our firm has only recently been engaged to prepare these documents, we respectfully request an extension of the compliance due date associated with this code case. Additional time is needed to properly complete the engineering work and permit submission, and we ask that this extension be granted to avoid the accrual of daily penalties while the permit documents are being finalized.

Please let us know if any additional information is needed to support this request or to process the extension. Should you have any questions, please feel free to contact me by phone at (813) 961-3075 or by email at ccrawford@beltengineering.com.

Regards,

CONRAD CRAWFORD LICENSE No. 98212 STATE OF FLORIDA PROFESSIONAL ENGINEER

Conrad Crawford

Conrad Crawford, P.E. FL 98212
CC/cc

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 18, 2026

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

Petitioner,

vs. CASE NO. CE-26-77

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020-1116

Respondents.

RE Property: 12930 VILLAGE BLVD **Parcel #**15-31-15-58320-043-0090

Legal Description: MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of **September, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any

appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

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.

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.

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

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 September 2026.

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

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 18, 2026

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

Petitioner,

vs. CASE NO. CE-26-77

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020-1116

Respondents.

RE Property: 12930 VILLAGE BLVD **Parcel #**15-31-15-58320-043-0090

Legal Description: MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

AFFIDAVIT OF SERVICE
REQUEST FOR ADDITIONAL TIME

I, Taylor Davis, Permit & Code Compliance Specialist, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 18th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 18th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 18th day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 12930 VILLAGE BLVD, Parcel #15-31-15-58320-043-0090 the City of Madeira Beach.
On the 18th day of September, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach;

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ___ online notarization, this 18th day of September, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

Mary Ann Hearn

Print or type Name.

MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

Sep 18, 2026 at 1:26:43 PM

12932

OUSE OF
WEETS
ENTRANCE
WEAR
e is good.
RANCE

Life is good.

CLAWTOPIA


Sep 18, 2026 at 1:26:35 PM
12932
Life is good.
ARCADE
CLAWTOPIA
GRAB THE FUN!
OPEN

Sep 18, 2026 at 1:18:21 PM

CITY OF MADEIRA BEACH

