



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 15-Sep-2026)

Parcel Number

15-31-15-65304-010-0110

- Owner Name
LAHUTI, A RYAN
LAHUTI, ISABELLA
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
13288 4TH ST E
MADEIRA BEACH, FL 33708
- Mailing Address
PO BOX 960
CRYSTAL BEACH, FL 34681-0960
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1972

Heated SF	Gross SF	Living Units	Buildings
2,756	3,456	4	1

Parcel Map



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

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications			
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).			
2026	No	0%					
2025	No	0%					

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22968/0506	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	20/69

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$800,000	\$768,929	\$768,929	\$800,000	\$768,929

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$800,000	\$699,026	\$699,026	\$800,000	\$699,026
2024	N	\$800,000	\$635,478	\$635,478	\$800,000	\$635,478
2023	N	\$720,000	\$577,707	\$577,707	\$720,000	\$577,707
2022	N	\$625,000	\$525,188	\$525,188	\$625,000	\$525,188
2021	N	\$498,100	\$477,444	\$477,444	\$498,100	\$477,444

2025 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
06-Nov-2024	\$0	U	I	LAHUTI A RYAN	LAHUTI A RYAN	22968/0506
14-Nov-2019	\$0	U	I	LAHUTI RYAN	LAHUTI A RYAN TRUSTEE	20785/2091
04-Sep-2018	\$445,000	Q	I	ZELMAN DOUGLAS V TRUSTEE	LAHUTI A RYAN	20195/1920
11-Jun-2015	\$684,600	U	I	ZELMAN DOUGLAS V TRUSTEE	ZELMAN DOUGLAS V TRUSTEE	18830/2358
21-Jan-2010	\$150,000	U	I	WELLS FARGO BANK N A	ZELMAN DOUGLAS V TR	16815/0637

2026 Land Information

Land Area: $\cong$ 4,060 sf | $\cong$ 0.09 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x104	\$5,300	40.00	FF	1.4806	\$313,887

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,856	1,856
Floor System:	Wood	Base Semi-finished (BSF):	900	900
Exterior Walls:	Frame/Reclad Alum/Viny	Garage (GRF):	0	700
Unit Stories:	1	Total Area SF:	2,756	3,456
Living Units:	4			
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1972			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Upgrade			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	18			
Effective Age:	22			

18	28	18
25	BSF	25
450	GRF	450
700		
18	28	18

2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ELEV RES	\$43,000.00	2	\$86,000	\$37,840	2003
PATIO/DECK	\$15.00	120.0	\$1,800	\$720	1972

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
201010003	ADDITION/REMODEL/RENOVATION	03/03/2010	\$28,285
PER-H-CB235021	MISCELLANEOUS	05/10/2001	\$2,300

Permit Number	Description	Issue Date	Estimated Value
PER-H-CB225696	ROOF	11/09/2000	\$4,610

Adam Ross, Pinellas County Tax CollectorP.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX***Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*Pay online at pinellastaxcollector.gov

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$11492.81				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166324		MB

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960PARCEL NO.: 15/31/15/65304/010/0110
SITE ADDRESS: 13288 4TH ST E, MADEIRA BEACH
PLAT: 20 PAGE: 69
LEGAL:
PAGE'S REPLAT
OF MITCHELL'S BEACH
BLK J, LOT 11**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	699,026	0	699,026	3,175.19
HEALTH DEPARTMENT	0.0713	699,026	0	699,026	49.84
EMS	0.8050	699,026	0	699,026	562.72
SCHOOL-STATE LAW	3.0450	800,000	0	800,000	2,436.00
SCHOOL-LOCAL BD.	3.2480	800,000	0	800,000	2,598.40
MADEIRA BEACH	2.7500	699,026	0	699,026	1,922.32
SW FLA WTR MGMT.	0.1831	699,026	0	699,026	127.99
PINELLAS COUNTY PLN.CNCL.	0.0175	699,026	0	699,026	12.23
JUVENILE WELFARE BOARD	0.8250	699,026	0	699,026	576.70
SUNCOAST TRANSIT AUTHORITY	0.7300	699,026	0	699,026	510.29
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$11,971.68

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
	\$0.00

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$11,971.68
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax CollectorPay in U.S. funds to **Pinellas County Tax Collector**P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov**2025 REAL ESTATE TAX***Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*Pay online at pinellastaxcollector.gov

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SITE ADDRESS: 13288 4TH ST E, MADEIRA BEACH
PLAT: 20 PAGE: 69
LEGAL:
PAGE'S REPLAT
OF MITCHELL'S BEACH
BLK J, LOT 11



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

DECEMBER 9, 2025

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960
Case Number: CE-25-179

RE Property: 13288 4TH ST E

Parcel #15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Began hurricane remodel without issued permit (created new hole in block wall for window, some electrical, new exterior doors)

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:

DECEMBER 23, 2025

City of Madeira Beach
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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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JULY 14, 2025

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960
Case Number: CE-25-179

RE Property: 13288 4TH ST E

Parcel #15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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Violation Detail(s):

Hurricane remodel and new window post flood.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow up date:

JULY 28, 2026

City of Madeira Beach
Building Department
codecompliance@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.



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2022 EXTERIOR DOOR



2026 EXTERIOR DOOR



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.

NEW INTERIOR DOORS/ BI FOLDS/ TRIM



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.

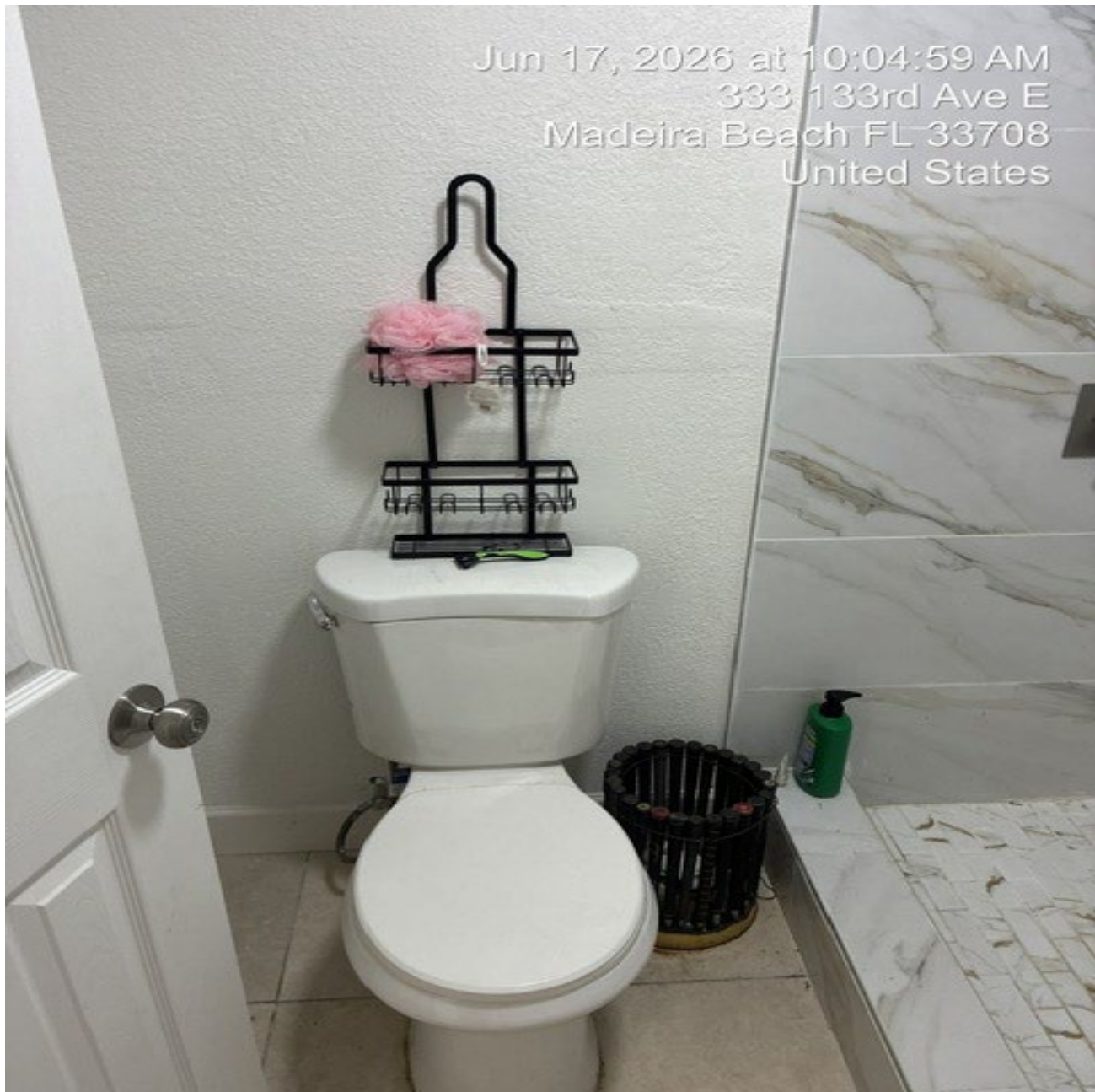


Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

NEW CABINETS & COUNTERTOPS



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.



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.

NEW SHOWER

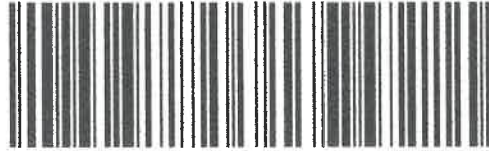


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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



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quadiant
FIRST-CLASS MAIL
IMI
\$010.98⁰
07/13/2026 ZIP 33708
043M31233717

US POSTAGE

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960
Case Number: CE-25-179



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 16, 2026

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

Petitioner,

vs.

CASE NO. CE-25-179

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960

Respondents.

RE Property: 13288 4TH ST E

Parcel # 15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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



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

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

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

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



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 16, 2026

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

Petitioner,

vs.

CASE NO. CE-25-179

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960

Respondents.

RE Property: 13288 4TH ST E

Parcel # 15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

NOTICE OF HEARING

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



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

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.

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 16 day of September, 2026.



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

**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 16, 2026

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

Petitioner,

vs.

CASE NO. CE-25-179

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960

Respondents.

RE Property: 13288 4TH ST E

Parcel # 15-31-15-65304-010-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 11

AFFIDAVIT OF SERVICE

I, Taylor Davis, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 16th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16th day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16th day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13288 4TH ST E, Parcel #15-31-15-65304-010-0110 the City of Madeira Beach.

On the 16th 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 16th 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

Print or type Name.



Sep 16, 2026 at 11:49:35 AM

MADEIRA BEACH, FL 33708
PH: 727-261-0801

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

September 16, 2026

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

Plaintiff:

vs.

Defendant:

CASE NO. CE-26-179

**LAHUTLA, A. RYAN
LAHUTLA, ISABELLA
PO BOX 908
CRYSTAL BEACH, FL 34420-0908**

RE Property: 13280 4TH ST E **Parcel #** 15-26-15-65006-016-0110

Legal Description: PAGES REPLAT OF MITCHELL'S BEACH BLK 8, LOT 11

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52 - When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is required 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 \$100.00, 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 minor painting, staining, wallpapering, carpeting, kitchen cabinets, etc. 3 or more work less than \$100.00 in value.



Sep 16, 2026 at 11:50:01 AM



Sep 16, 2026 at 9:55:25 AM

Madeira Beach
FLORIDA

CITY OF MADEIRA BEACH

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

SEPTEMBER 16, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner:

CASE NO. CE-24-01

Respondent:
LUNA LINDA SAKELIS
300 Municipal Drive
Madeira Beach, FL 33708

Respondent:

AFFIDAVIT OF COMPLIANCE

I, Taylor Davis, Permit and Code Compliance Specialist, have personally examined the property described in:
Madiera Beach Notice of Violation: 07-03-2025
Madiera Beach Special Magistrate Order: 01-28-2025

In the above mentioned case and find that said property is in compliance with Sec. 90-12 of the City of Madeira Beach, Florida, as of 07-04-2026.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 16th day of September 2026, Taylor Davis personally appeared who executed foregoing instrument and who is personally known to me.

Notary Public

My Comm. Expires: 09/16/2027

My Comm. No.: 123456789

My Comm. State: FL

My Comm. City: Madeira Beach

My Comm. County: Pinellas

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