



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 15-Sep-2026)

Parcel Number

15-31-15-58320-004-0250

- Owner Name
RJNP HOLDINGS LLC
- Property Use
1730 General Office
- Site Address
13030 GULF BLVD
MADEIRA BEACH, FL 33708
- Mailing Address
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639
- Legal Description
MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1932 | 1932 | 1949

Heated SF	Gross SF	Living Units	Buildings
3,860	4,514	0	3

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
21890/0005	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54
2026 Preliminary Values							
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value		
2026	\$1,240,000	\$1,240,000	\$1,240,000	\$1,240,000	\$1,240,000		
Value History							
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2025	N	\$1,196,100	\$1,196,100	\$1,196,100	\$1,196,100	\$1,196,100	
2024	N	\$1,223,000	\$1,223,000	\$1,223,000	\$1,223,000	\$1,223,000	
2023	N	\$1,199,520	\$1,199,520	\$1,199,520	\$1,199,520	\$1,199,520	
2022	N	\$1,156,680	\$805,255	\$805,255	\$1,156,680	\$805,255	
2021	N	\$813,960	\$732,050	\$732,050	\$813,960	\$732,050	
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
11-Jan-2022	\$250,000	U	I	JORGENSEN MOORE LTD	RJNP HOLDINGS LLC	21890/0005
30-Oct-2000	\$214,000	U	I	JORGENSEN JOSEPH T	JORGENSEN MOORE LTD	11102/2143
13-Apr-1999	\$0	U	I	GORDON SEYMOUR A	JORGENSEN, JOSEPH T	10476/0580
03-Feb-1999	\$289,300	Q	I	TOTAL RLT SERV INC	JORGENSEN, JOSEPH T	10394/0022
16-Aug-1988	\$350,400	M				06813/1912

2026 Land Information

Land Area: $\approx$ 9,775 sf | $\approx$ 0.22 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Off Bldg 1 Story	120x84	\$145	10,080	SF	1.0000	\$1,461,600

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation: Continuous Footing

Floor System: Wood W/Sub Floor

Exterior Walls: Concrete Blk/Stucco

Unit Stories: 1

Roof Frame: Flat

Living Units: 0

Roof Cover: Built Up/Composition

Year Built: 1932

Building Type: Office Buildings

Quality: Average

Floor Finish: Carpet Combination

Interior Finish: Plaster Ed Direct

Cooling: Heat & Cooling Pkg

Fixtures: 3

Effective Age: 50

Additional Information:

Site Address: 13030 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	576	576
Total Area SF:	576	576

Diagram of Building 1 footprint showing dimensions: 12, 10, 12, 19, 24, and BAS 576.

2026 Building 2 Structural Elements and Sub Area Information

Structural Elements

Foundation: Continuous Footing

Floor System: Wood W/Sub Floor

Exterior Walls: Concrete Blk/Stucco

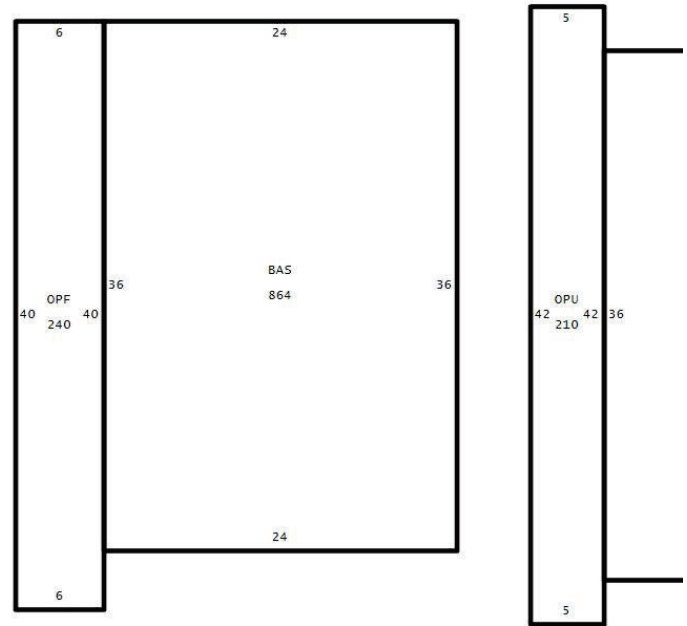
Unit Stories: 2

Roof Frame: Gable Or Hip

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	864	864
Upper Story (USB):	864	864
Open Porch (OPF):	0	240
Open Porch Unfinished (OPU):	0	210
Total Area SF:	1,728	2,178

Structural Elements

Living Units: 0
 Roof Cover: Composition Shingle
 Year Built: 1932
 Building Type: Office Buildings
 Quality: Average
 Floor Finish: Carpet Combination
 Interior Finish: Plaster Ed Direct
 Cooling: Heat & Cooling Pkg
 Fixtures: 3
 Effective Age: 50

**2026 Building 3 Structural Elements and Sub Area Information****Structural Elements**

Foundation: Continuous Footing Poured
 Floor System: Wood
 Exterior Walls: Concrete Block
 Unit Stories: 2
 Living Units: 0
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Year Built: 1949
 Building Type: Res Comm Use
 Quality: Average
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Heating: Unit/Space/Wall/Floor
 Cooling: None
 Fixtures: 5
 Effective Age: 60
 Additional Information:
 Site Address: 13026 GULF BLVD

Sub Area	Heated Area SF	Gross Area SF
Apartment (APC):	576	576
Base Semi-finished (BSF):	576	576
Base (BAS):	404	404
Enclosed Porch (EPF):	0	144
Open Porch Unfinished (OPU):	0	60
Total Area SF:	1,556	1,760

**2026 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$5.00	3,000.0	\$15,000	\$15,000	0

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
E20230400	ELECTRICAL	05/25/2023	\$2,500
R20230208	ROOF	03/08/2023	\$5,500
AP20210062	ADDITION/REMODEL/RENOVATION	01/22/2021	\$0
AP20210062A	ADDITION/REMODEL/RENOVATION	01/22/2021	\$0
BC3092		10/24/2018	\$0
BC2045	MISCELLANEOUS	10/27/2017	\$1
201500708	DEMOLITION	10/06/2015	\$2,200
PER-H-CB324704	HEAT/AIR	08/04/2005	\$2,650

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	\$18621.49				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166132		MB

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639PARCEL NO.: 15/31/15/58320/004/0250
SITE ADDRESS: 13030 GULF BLVD, MADEIRA BEACH
PLAT: 3 PAGE: 54
LEGAL:
MITCHELL'S BEACH REVISED
BLK 4, LOTS 25,26 & 27
LESS RD**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	1,196,100	0	1,196,100	5,433.05
HEALTH DEPARTMENT	0.0713	1,196,100	0	1,196,100	85.28
EMS	0.8050	1,196,100	0	1,196,100	962.86
SCHOOL-STATE LAW	3.0450	1,196,100	0	1,196,100	3,642.12
SCHOOL-LOCAL BD.	3.2480	1,196,100	0	1,196,100	3,884.93
MADEIRA BEACH	2.7500	1,196,100	0	1,196,100	3,289.28
SW FLA WTR MGMT.	0.1831	1,196,100	0	1,196,100	219.01
PINELLAS COUNTY PLN.CNCL.	0.0175	1,196,100	0	1,196,100	20.93
JUVENILE WELFARE BOARD	0.8250	1,196,100	0	1,196,100	986.78
SUNCOAST TRANSIT AUTHORITY	0.7300	1,196,100	0	1,196,100	873.15
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$19,397.39

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$19,397.39
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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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MITCHELL'S BEACH REVISED
BLK 4, LOTS 25,26 & 27
LESS RD

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JANUARY 29, 2026

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH FL 33708-2639
Case Number: CE-26-4

RE Property: 13030 GULF BLVD

Parcel #15-31-15-58320-004-0250

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD

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):

Work without a permit – windows, doors, and interior remodel on commercial property 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:

FEBRUARY 12, 2026

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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Jan 22, 2026 at 9:18:31 AM
13024 Gulf Ln
Madeira Beach FL 33708
United States



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.

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

FEBRUARY 18, 2026

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH FL 33708-2639
Case Number: CE-26-4

RE Property: 13030 GULF BLVD

Parcel #15-31-15-58320-004-0250

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD

NOTICE OF CODE VIOLATION

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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:

MARCH 4, 2026

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3775 0268 38



quadrant
FIRST-CLASS MAIL
IMI
\$010.44
02/18/2026 ZIP 33708
043M31233717
US POSTAGE

FEBRUARY 18, 2026

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH FL 33708-2639
Case Number: CE-264

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:

RJNP Holdings LLC
13030 Gulf Blvd
Madeira Beach, FL 33708-2639
CE-26-4



9590 9402 9061 4122 0942 60

2. Article Number (Transfer from service label)

9589 0710 5270 3775 0268 38

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) ☐ Date of Delivery ☐ Yes ☐ No
- C. Is delivery address different from item 1? ☐ Yes ☐ No
- D. If YES, enter delivery address below: ☐ Yes ☐ 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
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

9/15/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-4

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

Respondents.

RE Property: 13030 GULF BLVD **Parcel #15-31-15-58320-004-0250**

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD

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.

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.

Connor Mecko

**Connor Mecko, Code Compliance Specialist
City of Madeira Beach**

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-4

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

Respondents.

RE Property: 13030 GULF BLVD

Parcel #15-31-15-58320-004-0250

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD

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 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 15th day of September, 2026.

Connor Mecko

**Connor Mecko, Code Compliance Specialist
City of Madeira Beach**

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

September 15, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-4

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

Respondents.

RE Property: 13030 GULF BLVD

Parcel #15-31-15-58320-004-0250

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD

AFFIDAVIT OF SERVICE

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of September, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13030 GULF BLVD, Parcel #15-31-15-58320-004-0250 the City of Madeira Beach.

On the 15 day of September, 2026, 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.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

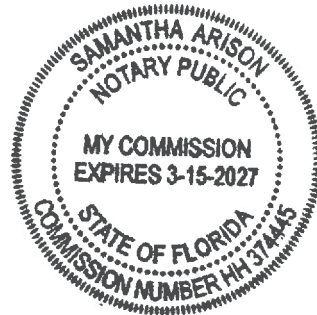
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or _____ online notarization, this 15th day of September, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification.
My

Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison
Print or type Name. Samantha Arison



September 16, 2026 at 11:22:09 AM

13030



TOTAL REALTY SERVICES, INC.
LIC. REAL ESTATE BROKER

DOREEN L. MOORE
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