

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-181

Petitioner,

vs.

MEDITERRANEAN OF MADEIRA
CONDO ASSN INC.,
13910 Gulf 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 January 26, 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 13910 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON
ELEMENTS**

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.

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.

(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.

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 February 25, 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 and 14-70, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before February 26, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

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 violations set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after February 25, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

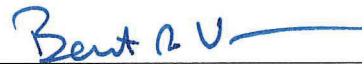
13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 16th day of February, 2026.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **MEDITERRANEAN OF MADEIRA CONDO ASSN INC., 13910 Gulf Blvd., Madeira Beach, FL 33708; and Walter E. Smith, Esq., 1301 Fourth St. N., St. Petersburg, Florida 33701**, by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 16th day of February, 2026.



Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

**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-25-181

MEDITERRANEAN OF MADEIRA CONDO ASSN INC
13910 GULF BLVD
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

I, Taylor Davis, *Permit and Code Compliance Specialist*, have personally examined the property described in

Madeira Beach Notice of Violation: 12-30-2025

Madeira Beach Special Magistrate Order: 2-25-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 86-52 and Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 09-16-2026



**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 the foregoing instrument and who is personally known to me.



Notary



**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-25-181

MEDITERRANEAN OF MADEIRA CONDO ASSN INC
13910 GULF BLVD
MADEIRA BEACH, FL 33708

Respondents.

RE Property: GULF BLVD

Parcel #15-31-15-56996-000-0001

Legal Description: MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON
ELEMENTS

NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE

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 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 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.

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.

(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.

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.

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.

A handwritten signature in cursive script, appearing to read "Taylor Davis", written in black ink.

**Taylor Davis, Permit and Code Compliance Specialist
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,

vs.

CASE NO. CE-25-181

MEDITERRANEAN OF MADEIRA CONDO ASSN INC
13910 GULF BLVD
MADEIRA BEACH, FL 33708

Respondents.

RE Property: GULF BLVD

Parcel #15-31-15-56996-000-0001

Legal Description: MEDITERRANEAN OF MADEIRA A CONDO, THE COMMON
ELEMENTS

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit and Code Compliance Specialist of the City of Madeira Beach, upon
being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

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

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

On the 16 day of September, 2026, I posted a copy of the attached NOTICE OF HEARING on
the property located at GULF BLVD, Parcel #15-31-15-56996-000-0001 the City of Madeira
Beach.

On the 16 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.

Taylor Davis

**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 ✓ 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: 03-15-27

Notary Public- State of Florida

Samantha Arison
Print or type Name. Samantha Arison



Sep 16, 2026 at 12:11:38 PM

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADIRA BEACH

SEPTEMBER 16, 2026

City of Madira Beach
306 Municipal Drive
Madira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-181

MEDITERRANEAN OF MADIRA CONDO ASSOCIATION
13910 GOLF BLVD
MADIRA BEACH, FL 33708

Respondent.

STATEMENT OF NON-COMPLIANCE

I, Taylor Davis, Permit and Code Compliance Specialist, have personally examined the property described in:

Madira Beach Notice of Violation: 03-30-2025
Madira Beach Special Magistrate Order: 0-25-2026

In the above mentioned case and find that said property is not in compliance with Sec. 86-52 and Sec. 14-26 of the Code of City of Madira Beach, Florida, as of 09-16-2026.

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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Smash Carter
Notary



Sep 16, 2026 at 12:11:46 PM



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:
LISA L. ANDA SAKELIS
400 N. BAYSHORE DR. #101
DADE, FL 33137

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: 11-26-2025

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 07-06-2026.

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.

Samuel Davis
Notary
City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
P.O. Box 1000
MADEIRA BEACH, FL 33708

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-24-178

Respondent:
JAYLIS A. BROWN
JAYLIS A. BROWN
10000 N. BAYSHORE DR.
DADE, FL 33137

Legal Description: 10000 N. BAYSHORE DR. 10000 N. BAYSHORE DR. 10000 N. BAYSHORE DR.

AFFIDAVIT OF COMPLIANCE

I, Taylor Davis, Permit and Code Compliance Specialist, have personally examined the property described in:
Madiera Beach Notice of Violation: 05-26-26
Madiera Beach Special Magistrate Order: 09-23-26

In the above mentioned case and find that said property is in compliance with Sec. 1 of the City of Madeira Beach, Florida, as of 09-09-2026.

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.

Mary Ann Henry
Notary
City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
P.O. Box 1000
MADEIRA BEACH, FL 33708

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:
LISA L. ANDA SAKELIS
400 N. BAYSHORE DR. #101
DADE, FL 33137

Legal Description: 10000 N. BAYSHORE DR. 10000 N. BAYSHORE DR. 10000 N. BAYSHORE DR.

AFFIDAVIT OF COMPLIANCE

I, Taylor Davis, Permit and Code Compliance Specialist, have personally examined the property described in:
Madiera Beach Notice of Violation: 05-26-26
Madiera Beach Special Magistrate Order: 09-23-26

In the above mentioned case and find that said property is in compliance with Sec. 90-12 and Sec. 90-13 of the City of Madeira Beach, Florida, as of 09-16-2026.

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.

Samuel Davis
Notary
City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
P.O. Box 1000
MADEIRA BEACH, FL 33708

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:
LISA L. ANDA SAKELIS
400 N. BAYSHORE DR. #101
DADE, FL 33137

Legal Description: 10000 N. BAYSHORE DR. 10000 N. BAYSHORE DR. 10000 N. BAYSHORE DR.

AFFIDAVIT OF COMPLIANCE

I, Taylor Davis, Permit and Code Compliance Specialist, have personally examined the property described in:
Madiera Beach Notice of Violation: 05-26-26
Madiera Beach Special Magistrate Order: 09-23-26

In the above mentioned case and find that said property is in compliance with Sec. 1, 1.01 and Sec. 1.02 of the City of Madeira Beach, Florida, as of 09-16-2026.

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.

Samuel Davis
Notary
City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
P.O. Box 1000
MADEIRA BEACH, FL 33708

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:
LISA L. ANDA SAKELIS
400 N. BAYSHORE DR. #101
DADE, FL 33137

Legal Description: 10000 N. BAYSHORE DR. 10000 N. BAYSHORE DR. 10000 N. BAYSHORE DR.

AFFIDAVIT OF COMPLIANCE

I, Taylor Davis, Permit and Code Compliance Specialist, have personally examined the property described in:
Madiera Beach Notice of Violation: 05-26-26
Madiera Beach Special Magistrate Order: 09-23-26