



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 15-Sep-2026)

Parcel Number
15-31-15-65304-017-0140

- Owner Name
KOLLCAKU LLC
- Property Use
0110 Single Family Home
- Site Address
**13120 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708**
- Mailing Address
**1804 S VINE AVE
PARK RIDGE, IL 60068-5322**
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
1944

Living SF	Gross SF	Living Units	Buildings
716	716	1	1

Parcel MapPowered 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
21959/2304	\$351,900	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	\$300,119	\$300,119	\$300,119	\$300,119	\$300,119

Value History

Year	Homestead Exemption	Just/ Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$266,533	\$266,533	\$266,533	\$266,533	\$266,533
2024	N	\$376,599	\$376,599	\$376,599	\$376,599	\$376,599
2023	N	\$346,872	\$346,872	\$346,872	\$346,872	\$346,872
2022	N	\$339,173	\$304,072	\$304,072	\$339,173	\$304,072
2021	N	\$276,429	\$276,429	\$276,429	\$276,429	\$276,429

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
02-Mar-2022	\$464,900	Q	I	ROBERG, MERCY	KOLLCAKU LLC	21959/2304
17-Nov-2018	\$205,000	Q	I	BELLISSIMO THOMAS L	ROBERG MERCY	20348/0123
01-Nov-2013	\$115,000	Q	I	CRABTREE LISA M	BELLISSIMO THOMAS L	18220/0973
23-May-2006	\$45,000	U	I	CRABTREE DAVID G	CRABTREE, LISA M	15137/1980
30-Sep-2002	\$45,000	U	I	CRABTREE DAVID GLENN	CRABTREE, DAVID G	12246/1657

2026 Land Information

Land Area: $\approx$ 4,922 sf | $\approx$ 0.11 acres Frontage and/or View: None

Seawall: No

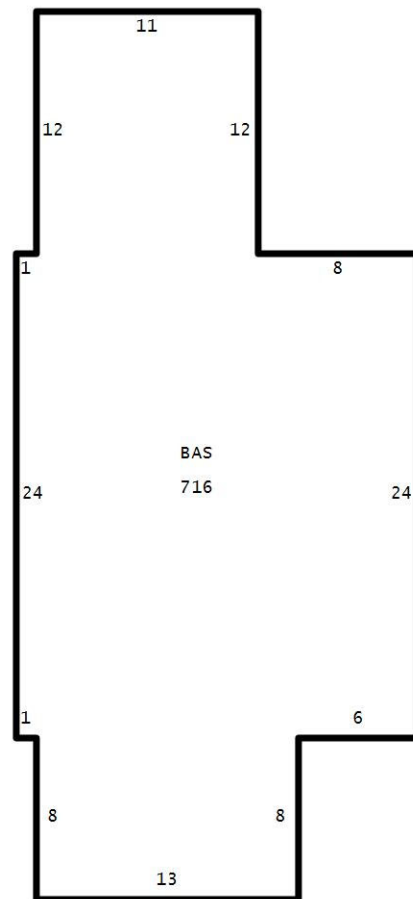
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	45x109	\$5,300	45.00	FF	1.1544	\$275,324

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Piers	Base (BAS):	716	716
Floor System:	Wood	Total Area SF:	716	716

Structural Elements

Exterior Walls:	Frame/Custom Wood
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1944
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	5
Effective Age:	43

**2026 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$15.00	150.0	\$2,250	\$900	1994

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
B20220560	WINDOWS/DOORS	06/24/2022	\$34,123
DECK20220563	PATIO/DECK	06/24/2022	\$500
B20210044	WINDOWS/DOORS	01/13/2021	\$2,650
B20210044A	WINDOWS/DOORS	01/13/2021	\$2,650

Permit Number	Description	Issue Date	Estimated Value
F4094	FENCE	10/04/2019	\$5,725
201312151	ROOF	11/19/2013	\$3,240

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	Jan 31, 2026				
Pay this Amount	\$4235.96				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166400		MB

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322PARCEL NO.: 15/31/15/65304/017/0140
SITE ADDRESS: 13120 BOCA CIEGA AVE, MADEIRA BEACH
PLAT: 20 PAGE: 69
LEGAL:
PAGE'S REPLAT
OF MITCHELL'S BEACH
BLK Q, LOT 14 & S 5FT OF
LOT 13**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	266,533	0	266,533	1,210.67
HEALTH DEPARTMENT	0.0713	266,533	0	266,533	19.00
EMS	0.8050	266,533	0	266,533	214.56
SCHOOL-STATE LAW	3.0450	266,533	0	266,533	811.59
SCHOOL-LOCAL BD.	3.2480	266,533	0	266,533	865.70
MADEIRA BEACH	2.7500	266,533	0	266,533	732.97
SW FLA WTR MGMT.	0.1831	266,533	0	266,533	48.80
PINELLAS COUNTY PLN.CNCL.	0.0175	266,533	0	266,533	4.66
JUVENILE WELFARE BOARD	0.8250	266,533	0	266,533	219.89
SUNCOAST TRANSIT AUTHORITY	0.7300	266,533	0	266,533	194.57
TOTAL MILLAGE 16.2172 GROSS AD VALOREM TAXES					\$4,322.41

NON-AD VALOREM ASSESSMENTS

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$4,322.41
-----------------------------------	--------------------------------------	------------

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

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

If Postmarked By	Jan 31, 2026				
Pay this Amount	\$4235.96				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166400		MB

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322PARCEL NO.: 15/31/15/65304/017/0140
SITE ADDRESS: 13120 BOCA CIEGA AVE, MADEIRA BEACH
PLAT: 20 PAGE: 69
LEGAL:
PAGE'S REPLAT
OF MITCHELL'S BEACH
BLK Q, LOT 14 & S 5FT OF
LOT 13

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JULY 6, 2026

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322
Case Number: CE-26-104

RE Property: 13120 BOCA CIEGA AVE

Parcel #15-31-15-65304-017-0140

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13

CERTIFIED 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.



Sec. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 14-130.4. - License required.

- (a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

Violation Detail(s):

Work without a permit – post flood hurricane remodel. Short term rental with no BTR.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. Outdoor kitchen may need to be removed if unpermitted. Needs to obtain BTR to rent at allowable term.

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

Follow up date:

JULY 20, 2026

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.

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.

Madeira Beach Bungalow 0.5 Miles from John's Pass

[Share](#) [Save](#)



Entire cottage in Madeira Beach, Florida

4 guests · 2 bedrooms · 2 beds · 1.5 baths

★ 4.77 · [22 reviews](#)



Hosted by Art

4 years hosting



Self check-in

Check yourself in with the keypad.



Outdoor entertainment



Rare find! This place is usually booked

\$1,575 for 7 nights

CHECK-IN
6/16/2026

CHECKOUT
6/23/2026

GUESTS
1 guest



Reserve

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.

Photos Amenities Reviews Location

 **Outdoor entertainment**
The firepit, sun beds, bbq area, and outdoor seating are great for summer trips.

 **Beautiful and well-maintained**
Guests say this space is beautiful and well-maintained.

About this space

Beautiful cottage home in Madeira beach, 5 min walking from white sandy beaches of Madeira Beach, 10 minute walk from the famous Johns Pass, no need to drive to beach or nightlife.. Brand new remodeled with huge RV Parking.. hidden gem on a quiet street

The space
A charming two-bedroom cottage nestled in the beautiful Madeira Beach. This cozy retreat features two spacious bedrooms, one with its own private bathroom. Plus, there's an extra half bath for added convenience. 🏡 With its beachy vibes and comfortable amenities, this cottage is the perfect place to relax and unwind during your vacation. 🌴🌊

Guest access
You're in luck! Guests are welcome to access all the spaces in the cottage. You'll have full access to the cozy bedrooms, the inviting living area, the well-equipped kitchen, and of course, the bathrooms. It's all yours to enjoy! 🏡🌊

Other things to note
You'll have some awesome amenities at your disposal during your stay. There's a convenient propane grill available for those delicious barbecues, two bicycles for exploring the area, and even a cozy backyard campfire for those cozy evenings under the stars. Get ready for some fun and relaxation! 🍷🍻🔥

What this place offers

-  Bay view
-  Kitchen
-  Free parking on property
-  55 inch HDTV with Prime Video, Apple TV, Disney+, Hulu, Netflix
-  Free washer – In unit
-  Free dryer – In unit
-  Exterior security cameras on property

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.

[Photos](#) [Amenities](#) [Reviews](#) [Location](#)

\$1,575
for 7 nights
★ 4.77 · 22 reviews

[Reserve](#)



Kristina
Cantrall, Illinois

★★★★★ · April 2026 · Stayed about a week

The location is perfect, walking distance to John's Pass, the beach, and tons of restaurants. The neighborhood is peaceful and very friendly. There is a public sitting area across the ...

[Show more](#)



Makala
8 years on Airbnb

★★★★★ · May 2026 · Stayed about a week

Great host! House was clean and well stocked. Very close to John's Pass, beach and great restaurants and bars! Very responsive host! We will definitely be back!



Alex
2 months on Airbnb

★★★★★ · April 2026 · Stayed with kids

Great host. Highly recommended!! Great area and everything within short walking distance. Thanks again!

[Show more](#)



Laura
Delano, Minnesota

★★★★★ · April 2026 · Stayed with a pet

The location was perfect, the place was cutely decorated and had everything we needed. It was fantastic for our annual trip to the beach with our dogs!

[Show more](#)



Daniel
Lancaster, Pennsylvania

★★★★★ · March 2026 · Stayed about a week

Had a great time staying at Art's place. Quick walk to the beach and it's right by John's Pass for a ton of stuff to do!

[Show more](#)



Sandra
Westbrook, Maine

★★★★★ · March 2026 · Stayed with a pet

Art and/or Allison were very responsive both prior and during our stay. I had trouble connecting to wifi and called Art (he answered his phone immediately) and with a little checking ...

[Show more](#)

[Show all 22 reviews](#)

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.



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.



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3659 8654 09



quadiant

FIRST-CLASS MAIL
IMI

\$010.44⁰

07/06/2026 ZIP 33708
043M31233717

US POSTAGE

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322
Case Number: CE-26-104

**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-26-104

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

Respondents.

RE Property: 13120 BOCA CIEGA AVE

Parcel #15-31-15-65304-017-0140

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT
OF LOT 13

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.

Sec. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 14-130.4. - License required.

- (a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

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-26-104

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

Respondents.

RE Property: 13120 BOCA CIEGA AVE

Parcel # 15-31-15-65304-017-0140

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13

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.

Sec. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 14-130.4. - License required.

- (a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

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-26-104

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

Respondents.

RE Property: 13120 BOCA CIEGA AVE

Parcel #15-31-15-65304-017-0140

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13

AFFIDAVIT OF SERVICE

I, Connor Mecko, 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 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 13120 BOCA CIEGA AVE, Parcel #15-31-15-65304-017-0140 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 15, 2026 at 4:12:45 PM



September 15, 2026 at 3:42:17 PM

