

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-94

Petitioner,
vs.

Nella Garofalo,
315 140th Ave. N.
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 June 22, 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 Connor Mecko, 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 315 140th Ave. N., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF
LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14**

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. 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.

(4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

7. The violation 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 violation and bringing the Property into compliance is on or before July 22, 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 14-70, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to repair or replace the roof.

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.

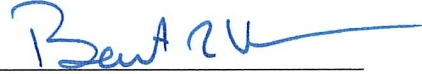
12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after July 22, 2026, and the fine shall 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 6th day of July, 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: **Nella Garofalo, 315 140th Ave. N., Madeira Beach, FL 33708**; 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 6th day of July, 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 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

I, Connor Mecko, *Code Compliance Specialist*, have personally examined the property described in

Madeira Beach Notice of Violation: 10-22-2024

Madeira Beach Special Magistrate Order: 07-22-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 7-23-2026

Connor Mecko

Connor Mecko, Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 15th day of September 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Mary Ann Hearn

Notary



**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-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 315 140th Ave N

Parcel #10-31-15-34362-014-0140

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

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. 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.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable

durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

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.

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 ext 298.

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 15 day of September , 2026.

Connor Mecko

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

**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-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 315 140TH AVE N

Parcel #10-31-15-34362-014-0140

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR
OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

AFFIDAVIT OF SERVICE

I, Connor Mecko, Building Code Compliance Supervisor 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 315 140TH AVE N, Parcel #10-31-15-34362-014-0140 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
X 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: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



September 15, 2026 at 4:17:45 PM



September 15, 2026 at 3:42:17 PM

