



Parcel Summary
(as of 13-Feb-2026)

Parcel Number

10-31-15-43272-000-0130

- Owner Name
VIN INVESTMENT LLC
- Property Use
0110 Single Family Home
- Site Address
**575 NORMANDY RD
MADEIRA BEACH, FL 33708**
- Mailing Address
**7380 70TH AVE N
PINELLAS PARK, FL 33781-3904**
- Legal Description
ISLAND ESTATES UNIT NO. 1 LOT 13
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1951

Living SF	Gross SF	Living Units	Buildings
2,856	3,993	1	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
23022/2193	\$747,900	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/19

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$649,430	\$649,430	\$649,430	\$649,430	\$649,430

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$1,210,016	\$936,599	\$936,599	\$1,210,016	\$936,599
2023	N	\$1,178,567	\$851,454	\$851,454	\$1,178,567	\$851,454
2022	N	\$1,131,904	\$774,049	\$774,049	\$1,131,904	\$774,049
2021	N	\$840,958	\$703,681	\$703,681	\$840,958	\$703,681
2020	N	\$639,710	\$639,710	\$639,710	\$639,710	\$639,710

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
16-Dec-2024	\$100	U	I	NGUYEN BAO VINH	VIN INVESTMENT LLC	23022/2193
06-Sep-2023	\$100	U	I	NGUYEN BAO VINH	NGUYEN BAO VINH	22554/2252
03-Dec-2019	\$715,000	Q	I	BUSHERT JAMES A	NGUYEN BAO VINH	20800/2122
23-Sep-2016	\$100	U	I	BUSHERT JAMES A	BUSHERT JAMES A	19350/2311
16-Sep-2016	\$700,000	Q	I	CASTALDI MARIA	BUSHERT JAMES A	19349/0952

2025 Land Information

Land Area: \cong 7,754 sf | \cong 0.17 acres

Frontage and/or View: Canal/River

Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	64x120	\$9,000	64.20	FF	1.0914	\$630,611

2025 Building 1 Structural Elements and Sub Area Information

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
PER-H-CB08-11671	POOL	10/31/2008	\$23,000
PER-H-CB313332	GARAGE	03/01/2005	\$8,910
PER-H-CB294022	ADDITION/REMODEL/RENOVATION	04/14/2004	\$3,600
RP3378903	DOCK	01/06/2004	\$0
PER-H-CB243117	ROOF	10/04/2001	\$3,775



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

DECEMBER 9, 2025

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904
Case Number: CE-25-178

RE Property: 575 NORMANDY RD

Parcel #10-31-15-43272-000-0130

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

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- hurricane remodel.

Corrective Action(s):

Either the property owner and/or 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.



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.



Dec 3, 2025 at 4:28:12 PM
560 Normandy Rd
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**

DECEMBER 29, 2025

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904
Case Number: CE-25-178

RE Property: 575 NORMANDY RD

Parcel #10-31-15-43272-000-0130

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

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- hurricane remodel.

Corrective Action(s):

Either the property owner and/or 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:

JANUARY 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.



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.



Dec 3, 2025 at 4:28:12 PM
560 Normandy Rd
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.



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3511 8519 08



quadiant

FIRST-CLASS M
IMI
\$010.44 ⁵
12/29/2025 ZIP 3
043M31233717

DECEMBER 29, 2025

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904
Case Number: CE-25-178

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

2/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

RE Property: 575 NORMANDY RD

Parcel #10-31-15-43272-000-0130

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

AFFIDAVIT OF SERVICE

I, Holden Pinkard, 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 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 575 NORMANDY RD, Parcel #10-31-15-43272-000-0130 the City of Madeira Beach.

On the 13 day of February, 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.



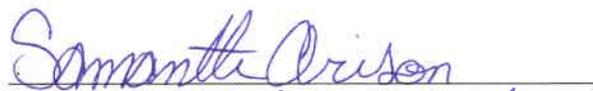
**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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 13th day of February, 2026, by Holden Pinkard, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name. Samantha Arison



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

2/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

RE Property: 575 NORMANDY RD

Parcel # 10-31-15-43272-000-0130

Legal Description: ISLAND ESTATES UNIT NO. 1 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.

Please bring the property into compliance by applying for and obtaining an after the fact building permit or removing 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.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

2/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

RE Property: 575 NORMANDY RD

Parcel #10-31-15-43272-000-0130

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **TUESDAY** the **24th** day of February, **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.

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 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 13th day of February, 2026.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

Feb 13, 2026 at 12:00:40 PM



575

1222061374

NOTICE OF SALE
This property is being sold by the County of Palm Beach, Florida, as a result of a foreclosure sale. The sale will take place on the 13th day of February, 2026, at 12:00:40 PM. The property is located at 575 [Address]. For more information, please contact the County Clerk's Office at [Phone Number].



MEETING NOTICES

CITY OF MADEIRA BEACH
COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 951-0951 EXT. 344 • FAX (727) 999-1131

SPECIAL MAGISTRATE
NOTICE OF HEARING

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708

Petitioner,

vs.

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL, 33756-1232

Respondent,

RE: PROPERTY: 545 150th Ave, MADEIRA BEACH 33708-2435
Parcel #: 09-31-15-00000-140-0200

Legal Description: UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1818FT TH S46D08'32"E S07' FOR POB TH N43D51'28"E 100FT TH S46D08'32"E 600FTD TH WLY 100FT ALONG ROCK CREEK TH N46D08'32"W 600FTD TO POB CONT 1.38 AC(1) SUBM LAND DEED NO. 33229

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the 26th day of **January**, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Special Magistrate - Notice of Hearing (Evidentiary Hearing) Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

2/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents,

RE Property: 575 NORMANDY RD Parcel #10-31-15-43272-000-0130
Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 13

AFFIDAVIT OF SERVICE

I, Holden Pinkard, 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 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 575 NORMANDY RD, Parcel #10-31-15-43272-000-0130 the City of Madeira Beach.
On the 13 day of February, 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.

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

2/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

SANTANGELO, DANIEL L
SANTANGELO, JANICE D
600 FLAMINGO DR
MADEIRA BEACH, FL 33708-2328

Respondents,

RE Property: 600 FLAMINGO DR Parcel #10-31-15-19980-000-0010
Legal Description: CRYSTAL ISLAND 1ST ADD LOT 1

AFFIDAVIT OF SERVICE

I, Holden Pinkard, 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 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 13 day of February, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 13 day of February, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 600 FLAMINGO DR, Parcel #10-31-15-19980-000-0010 the City of Madeira Beach.
On the 13 day of February, 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.

Page 1 of 2

CITY OF MADEIRA BEACH
COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 951-0951 EXT. 344 • FAX (727) 999-1131

SPECIAL MAGISTRATE
NOTICE OF HEARING

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708

Petitioner,

vs.

ANTOLOVICH, DAVE
ANTOLOVICH, JUNLI
37195 DEER RUN
SOLON, OH 44139-2554

Respondent,

PROPERTY: VACANT LOT 4th STE MADEIRA BEACH FL 33708
Parcel #: 15-31-15-63304-010-0150

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK 1, LOT 15

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the 26th day of **January**, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Special Magistrate - Notice of Hearing (Evidentiary Hearing) Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

February 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

BARKER, MARY M
RAGAN, PHILIP K
14097 E PARSLEY DR
MADEIRA BEACH, FL 33708-2301

Respondents,

RE Property: 14097 E PARSLEY DR Parcel # 10-31-15-34416-026-0370
Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 37

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on **TUESDAY** the 24th day of **FEBRUARY**, 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. 110-710 - Fencing.
All swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet and in compliance with the provisions of article VI, division 2 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.
(Code 1983, § 20-610(3))

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.

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

February 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH, FL 33708-2353

Respondents,

RE Property: 14190 W PARSLEY DR Parcel #10-31-15-34416-026-0080
Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 8 & WLY 25FT OF LOT 7

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on **TUESDAY** the 24th day of **FEBRUARY**, 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. 14-30 - Administration of the Florida Building Code.
(b)Sec. The city hereby adopts and incorporates by reference herein the Florida Building Code as amended from time to time as well as Chapter 1 of Scope and Administration of the 2017 Florida Building Code (6th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1. Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawl space) foundations. Access to enclosed

Page 1 of 3