



T R A S K
DAIGNEAULT
LLP
ATTORNEYS

THOMAS J. TRASK, B.C.S.*
JAY DAIGNEAULT, B.C.S.*
ERICA F. AUGELLO, B.C.S.*
RANDY D. MORA, B.C.S.*
ROBERT M. ESCHENFELDER, B.C.S.*
NANCY S. MEYER, B.C.S.*
ZOE S. RAWLS
TAMMI E. BACH, B.C.S.*


** Board Certified by the Florida Bar in
City, County and Local Government Law*

MEMORANDUM

DATE: February 17, 2026

TO: Mayor Anne-Marie Brooks
Vice Mayor Ray Kerr
Commissioner David Tagliarini
Commissioner Eddie McGeehen
Commissioner Housh Ghovae

CC: Clint Belk, Acting City Manager

FROM: Thomas J. Trask, City Attorney 

RE: Lot Mowing Lien and Special Magistrate Liens
13225 2nd Street East, Madeira Beach
Case Nos. 14-68, 08.04, 08.24, 08.07 and 09.39
(Simonetta and Discount Properties of Florida LLC)

The purpose of this memorandum is to obtain your authorization to accept a \$2,149.48 settlement offer from Brian Barry, Manager of 13225 2nd St E Madeira Beach LLC, the current owner of the subject property, in exchange for a Release of Lot Mowing Lien and Special Magistrate Liens.

BACKGROUND

On December 27, 2007, a Lot Mowing Lien was recorded in the Official Records of Pinellas County, Florida, on the subject property against a prior owner in the amount of \$325.00. In addition,

On April 9, 2008, an Order on Violation for Later Repeat Violation and to Pay Costs and Expenses was executed by the Special Magistrate which imposed fines in the total amount of \$866.86 for this lien against a prior owner. In addition,

On April 29, 2008, an Order on Repeat Violation, Setting Continuing Fine, and to Pay Costs and Expenses was executed by the Special Magistrate which imposed fines in the total amount of \$547,500.00 for this lien against a prior owner. In addition,

February 17, 2026

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On January 6, 2009, an Order on Repeat Violation and to Pay Costs and Expenses was executed by the Special Magistrate which imposed fines in the total amount of \$2,149.48 for this lien against a prior owner. In addition,

On July 8, 2009, an Order on Violation Setting Time to Comply or Suffer a Fine and to Pay Costs and Expenses was executed by the Special Magistrate which imposed fines in the total amount of \$68,600.00 for this lien against prior owner(s).

The above liens went undiscovered through multiple title transfers. The lot mowing lien and subsequent Code Enforcement Board liens were recorded (over 15 years ago) in the Official Records of Pinellas County, Florida, against prior owners, Ilario Simonetta and Florida Discount Properties of Florida LLC a/k/a Discont Properties of Florida. All of the liens found the subject property were in violation of Sections 14-68 (Maintenance of Vegetation, Trees, Plantings and Landscaping). Compliance was achieved by a successor owner at a date unknown. Recently the current owner of the property contacted the City to advise of the owner's interest in settling these old, outstanding liens. A settlement offer in the amount of \$2,149.48 was made in exchange for a release of the lot mowing lien and the Special Magistrate liens.

RECOMMENDATION

City staff does not object to this settlement offer. In order in order to clear up these liens and to avoid incurring additional attorney's fees, it is City staff's recommendation that the Board of Commissioners accept this settlement offer of \$2,149.48 in exchange for a Release of the lot mowing lien and the Special Magistrate liens.

Respectfully submitted.

TJT/kt

Attachments: Lot Mowing Lien and Special Magistrate Liens
Payoffs
Settlement Offer

cc: Clara VanBlargan, City Clerk
Holden Pinkard, Building Compliance Supervisor
Clint Belk, Acting City Manager

SPECIAL MAGISTRATE LIEN

MADEIRA BEACH

Ilario Simonetta
13225 2nd Street East

as of: **October 14, 2025**

LOT MOWING LIEN, Code 14-68

Fine Start	12/27/2007	
Fine Stop	12/27/2007	1 days
Rate	\$325.00 /day	
Principal	\$325.00	
Recording	\$10.00	
SUB TOTAL	\$335.00	

Interest Rate	0.000236986 (8.65% per annum)	
Interest on Principal	\$0.08 /day	
Interest Start	12/27/2007	
Today's Date	10/14/2025	6,502 days
Interest	\$500.79	
TOTAL	\$835.79	

CASE NO. CEB 08.04

Fine Start	10/10/2008	
Fine Stop	10/10/2008	1 days
Rate	\$866.86 /day	
Principal	\$866.86	
Recording	\$27.00	
SUB TOTAL	\$893.86	

Interest Rate	0.000236986 (8.65% per annum)	
Interest on Principal	\$0.21 /day	
Interest Start	10/10/2008	
Today's Date	10/14/2025	6,214 days
Interest	\$1,276.56	
TOTAL	\$2,170.42	

CASE NO. CEB 08.24

Fine Start	5/8/2009	
Fine Stop	5/8/2009	1 days
Rate	\$2,149.48 /day	
Principal	\$2,149.48	

Recording **\$27.00**

SUB TOTAL **\$2,176.48**

Interest Rate	0.000236986 (8.65% per annum)	
Interest on Principal	\$0.51 /day	
Interest Start	5/8/2009	
Today's Date	10/14/2025	6,004 days
Interest	\$3,058.42	

TOTAL **\$5,234.90**

CASE NO. CEB 08.07

Fine Start	4/29/2008	
Fine Stop	5/28/2008	30 days
Rate	\$100.00 /day	
Principal	\$3,000.00	

Fine Start	5/29/2008	
Fine Stop	6/15/2008	18 days
Rate	\$250.00 /day	
Principal	\$4,500.00	

Fine Start	6/16/2008	
Fine Stop	5/31/2011	1080 days
Rate	\$500.00	
Principal	\$540,000.00	

Administrative Costs **\$1,075.58**
Recording **\$35.50**

SUB TOTAL **\$548,611.08**

Interest Rate	0.000236986 (8.65% per annum)	
Interest on Principal	\$0.12 /day	
Interest Start	6/1/2011	
Today's Date	10/14/2025	5,250 days
Interest	\$622.09	
TOTAL	\$549,233.17	

CASE NO. CEB 09.39

Fine Start	7/15/2009	
Fine Stop	5/31/2011	686 days
Rate	\$100.00 /day	
Principal	\$68,600.00	
Administrative Costs	\$449.46	
Recording	\$35.50	
Recording of Satisfaction of Liens	\$14.75	

SUB TOTAL **\$69,099.71**

Interest Rate	0.000236986 (8.65% per annum)	
Interest on Principal	\$16.26 /day	
Interest Start	6/1/2011	
Today's Date	10/14/2025	5,250 days
Interest	\$85,350.51	
TOTAL	\$154,450.22	

GRAND TOTAL **\$711,924.50**

This instrument was prepared by:

Name Judy Walker, City of Madeira Beach
Address 300 Municipal Drive, Madeira Beach, FL 33708

PLACEMENT OF LIEN
December 13, 2007

NAME AND ADDRESS OF VIOLATOR

Ilario Simonetta
13225 2nd Street East
Madeira Beach, FL 33708

ADDRESS AND LEGAL DESCRIPTION OF PROPERTY WHERE VIOLATION OCCURRED

13225 2nd Street East
Madeira Beach, FL 33708
Page's Replat of Mitchell's Beach Blk K, Lots 4 and 5
Parcel Identification Number: 15/31/15/65304/011/0040

Violation of Madeira Beach Code of Ordinance Chapter 14, Section 14-68

Total Fine Due: \$325.00

I, Monica Mitchell, the undersigned, being the Finance Director for the City of Madeira Beach, Pinellas County, Florida, do hereby certify that the foregoing is a true and correct copy of a lien for violation charges to be placed on the above stated property and property owner, as per Charter of the City of Madeira Beach, Florida, Chapter 14, Section 14-68.

WITNESS:

Judy Walker
Judy Walker

Monica Mitchell
Monica Mitchell
Finance Director

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 13th Day of December, 2007 by Monica Mitchell, who is personally known to me, who did not take an oath and acknowledged that she executed the foregoing lien for the purpose therein expressed.

WITNESS my hand and seal the day and year last above written.


Denise M. Schlegel

Denise M. Schlegel, Notary Public
Commission No. DD643864



DENISE M. SCHLEGEL
Commission DD 643864
Expires February 25, 2011
Bonded Through Pinellas County 888-888-7919

STATE OF FLORIDA)
COUNTY OF PINELLAS) SS
CITY OF MADEIRA BEACH)
I, Denise Schlegel, the duly appointed City Clerk of the City of Madeira Beach, County of Pinellas,
State of Florida, do hereby certify, that Local Government Code Enforcement, City of Madeira
Beach, FL Case No. CEB 08.04 consisting of three pages is a true and correct copy of the record in
Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, Florida 33708.
I have hereto sent my hand and affixed the corporate seal of the said CITY OF MADEIRA BEACH,
PINELLAS COUNTY, FLORIDA this 10th day of October, 2008.



Denise M. Schlegel, City Clerk

**LOCAL GOVERNMENT CODE ENFORCEMENT
CITY OF MADEIRA BEACH, FLORIDA
Case No. CEB 08.04**

**CITY OF MADEIRA BEACH, FLORIDA,
Petitioner,**

v.

**ILARIO SIMONETTA
13225 2nd Street East
Madeira Beach, FL 33708,
Respondent.**

**ORDER ON VIOLATION FOR LATER REPEAT
VIOLATION, AND TO PAY COSTS AND EXPENSES**

Chapter 14, Sections 14-68 & 14-68 (1) of the Code of Ordinances, City of
Madeira Beach, Florida (Madeira Beach Code)

LEGAL DESCRIPTION: Page's Replat of Mitchell's Beach, Block K, Lots
4 and 5
13225 2nd Street East, Madeira Beach, FL

PARCEL IDENTIFICATION NUMBER: 15/31/15/65304/011/0040

Special Magistrate, Herbert E. Langford, Jr., has heard testimony and reviewed all
evidence received at the Special Magistrate hearing held on April 9, 2008 and, based on the
evidence, enters the following findings of fact, conclusions of law and order.

FINDINGS OF FACT

1. The Respondent, ILARIO SIMONETTA, did not maintain the property, its plants,
trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation
(collectively referred to as vegetation and organic material). The Respondent did not
maintain the property's vegetation. The property was overgrown, and not maintained.
Sod (grass) exceeded a maximum overall height of six inches, and other ground cover
material exceeded an overall height of 12 inches.

Ilario Simonetta

Case No. CEB 08.04

2. **Based on the testimony of Don Lewis, the City of Madeira Beach Code Compliance Officer, it is evident that the property came into compliance as of April 9, 2008.**
3. **The City incurred costs for the prosecution of this case and expenses for the Special Magistrate to adjudicate it. The City did not seek reimbursement for staff time, but did assess the administrative fee of \$200.00 pursuant to Chapter 14, Section 14-80 of the Madeira Beach Code, and did expend \$125.00 for mowing and \$16.86 for postage (certified mail, return receipt requested) for this matter. Special Magistrate reasonably spent at least three hours at \$175 per hour to adjudicate this case.**

CONCLUSIONS OF LAW

4. **The Respondent, ILARIO SIMONETTA, did violate Chapter 14, Section 14-68 & 14-68 (1) of the Madeira Beach Code. As of April 9, 2008, the Respondent was no longer in violation of Sections 14-68 & 14-68 (1) of the Madeira Beach Code.**
5. **The City did establish the violation to later establish a repeat violation, if any. The City seeks no fine in this case.**
6. **The City prevailed in the prosecution of this case and, pursuant to Chapter 2, Section 2-378(f) of the Madeira Beach Code, is entitled to recover all costs and expenses incurred. The time that the Special Magistrate spent was necessary and reasonable.**

ORDER

It is ADJUDGED that:

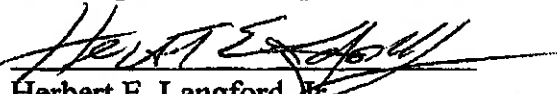
7. **The Respondent, ILARIO SIMONETTA, was in compliance as of April 9, 2008 and that no fine will accrue.**
8. **The City did establish the violation to later establish a repeat violation, if any.**
9. **Separate and distinct from the amount due or fine, if any, as set forth above, the Respondent, ILARIO SIMONETTA, shall pay \$866.86 within thirty (30) days of this order toward the City's costs and expenses for the Special Magistrate. Further, the Respondent shall pay the City's additional costs and expenses, if any, to perfect and satisfy any lien that ensues from this order.**

Ilario Simonetta

Case No. CEB 08.04

10. Any aggrieved party may petition the Special Magistrate to reconsider or rehear any Order resulting from a public hearing. This petition must be made in writing and filed with the City Clerk no later than thirty (30) days after the execution of the Order and prior to the filing of any appeal. The only grounds for a petition to reconsider or rehear are that there is newly discovered relevant evidence that was not available and known to the aggrieved party at the time of the public hearing, or that the Special Magistrate made a mistake in determination of a relevant fact. The Special Magistrate will not hear oral argument or evidence in determining whether to grant the petition to reconsider or rehear.
11. Upon the Respondent's failure to timely comply or pay the appropriate fine for any untimely compliance, or pay the amount toward costs and expenses as set forth above, and after the thirty (30) days referenced in the preceding paragraph, the City shall send the Respondent an Affidavit of Noncompliance by certified mail, return receipt requested.
12. If the Respondent fails to file a written objection within fifteen (15) days from the date of mailing the Affidavit of Noncompliance, the Respondent shall be deemed to acknowledge the noncompliance with the Order.
13. Thereafter, a certified copy of this Order shall be recorded in the Official Records of the Clerk of the Circuit Court for Pinellas County, Florida, and once recorded shall constitute a lien against any real or personal property owned by the violator, superior to all other liens except a lien for taxes, pursuant to Section 2-378, Madeira Beach Code and Chapter 162, Florida Statutes.
14. A fine imposed pursuant to law continues to accrue until the violator comes into compliance or until a judgment is rendered in a suit to foreclose on a lien filed pursuant to Section 2-378, Madeira Beach Code and Chapter 162, Florida Statutes, whichever occurs first.

DONE AND ORDERED on May 12, 2008, *nunc pro tunc* to April 9, 2008.


Herbert E. Langford, Jr.
Special Magistrate

Copies furnished to:
Ilario Simonetta
Michael A. Connolly, City Attorney

**LOCAL GOVERNMENT CODE ENFORCEMENT
CITY OF MADEIRA BEACH, FLORIDA
Case No. CEB 08.07**

**CITY OF MADEIRA BEACH, FLORIDA,
Petitioner,**

v.

**ILARIO SIMONETTA
13225 2nd Street East
Madeira Beach, FL 33708,**

Respondent.

STATE OF FLORIDA)
COUNTY OF PINELLAS) SS
CITY OF MADEIRA BEACH)

I, Denise Schlegel, the duly appointed City Clerk of the City of Madeira Beach, County of Pinellas, State of Florida, do hereby certify, that Local Government Code Enforcement, City of Madeira Beach, FL Case No. CEB 08.07 consisting of four pages is a true and correct copy of the record in Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, Florida 33708.

I have hereto sent my hand and affixed the corporate seal of the said CITY OF MADEIRA BEACH, PINELLAS COUNTY, FLORIDA, this 10th day of October, 2008.


Denise M. Schlegel, City Clerk

**ORDER ON REPEAT VIOLATION, SETTING CONTINUING FINE,
AND TO PAY COSTS AND EXPENSES**

Chapter 14, Sections 14-61, 14-68 & 14-68(1), (2), (4) and (7) of the Code of Ordinances, City of Madeira Beach, Florida (Madeira Beach Code)

LEGAL DESCRIPTION: Page's Replat of Mitchell's Beach, Block K, Lots 4 and 5
13225 2nd Street East, Madeira Beach, FL

PARCEL IDENTIFICATION NUMBER: 15/31/15/65304/011/0040

Special Magistrate, Herbert E. Langford, Jr., has heard testimony and reviewed all evidence received at the Special Magistrate hearing held on May 14, 2008 and, based on the evidence, enters the following findings of fact, conclusions of law and order.

FINDINGS OF FACT

1. The Respondent, ILARIO SIMONETTA, did not maintain the property, structures, and premises to certain minimum standards of maintenance, upkeep and appearance, and thereby adversely affected public health, safety, and welfare. The Respondent did not maintain the property, structures, and premises and caused undesirable and

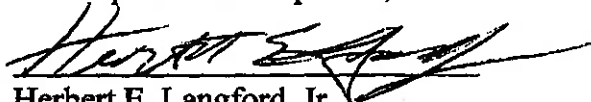
Ilario Simonetta

Case No. CEB 08.07

Order resulting from a public hearing. This petition must be made in writing and filed with the City Clerk no later than thirty (30) days after the execution of the Order and prior to the filing of any appeal. The only grounds for a petition to reconsider or rehear are that there is newly discovered relevant evidence that was not available and known to the aggrieved party at the time of the public hearing, or that the Special Magistrate made a mistake in determination of a relevant fact. The Special Magistrate will not hear oral argument or evidence in determining whether to grant the petition to reconsider or rehear.

16. Upon the Respondent's failure to timely comply or pay the appropriate fine for any untimely compliance, or pay the amount toward costs and expenses as set forth above, and after the thirty (30) days referenced in the preceding paragraph, the City shall send the Respondent an Affidavit of Noncompliance by certified mail, return receipt requested.
17. If the Respondent fails to file a written objection within fifteen (15) days from the date of mailing the Affidavit of Noncompliance, the Respondent shall be deemed to acknowledge the noncompliance with the Order.
18. Thereafter, a certified copy of this Order shall be recorded in the Official Records of the Clerk of the Circuit Court for Pinellas County, Florida, and once recorded shall constitute a lien against any real or personal property owned by the violator, superior to all other liens except a lien for taxes, pursuant to Section 2-378, Madeira Beach Code and Chapter 162, Florida Statutes.
19. A fine imposed pursuant to law continues to accrue until the violator comes into compliance or until a judgment is rendered in a suit to foreclose on a lien filed pursuant to Section 2-378, Madeira Beach Code and Chapter 162, Florida Statutes, whichever occurs first.

DONE AND ORDERED on May 23, 2008 *nunc pro tunc* to April 29, 2008.



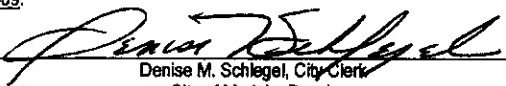
Herbert E. Langford, Jr.
Special Magistrate

Copies furnished to:
Ilario Simonetta
Michael A. Connolly, City Attorney

STATE OF FLORIDA)
COUNTY OF PINELLAS) SS
CITY OF MADEIRA BEACH)

I, Denise Schlegel, the duly appointed City Clerk of the City of Madeira Beach, Florida, do hereby certify, that CASE No. CEB 08.24, consisting of three pages, is a true and correct copy of the records in Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, Florida 33708.

IN WITNESS WHEREOF, I have hereto sent my hand and affixed the corporate seal of the said CITY OF MADEIRA BEACH, PINELLAS COUNTY, FLORIDA, this 8th day of May, 2009.


Denise M. Schlegel, City Clerk
City of Madeira Beach

LOCAL GOVERNMENT CODE ENFORCEMENT
CITY OF MADEIRA BEACH, FLORIDA
Case No. CEB 08.24

CITY OF MADEIRA BEACH, FLORIDA,
Petitioner,

v.

ILARIO SIMONETTA
13225 2nd Street East
Madeira Beach, FL 33708,
Respondent.

ORDER ON REPEAT VIOLATION, AND TO PAY COSTS AND EXPENSES

Chapter 14, Section 14-68 and 14-68(1) of the Code of Ordinances, City of Madeira Beach, Florida (Madeira Beach Code)

LEGAL DESCRIPTION: Page's Replat of Mitchell's Beach, Block K, Lots 4 and 5
13225 2nd Street East, Madeira Beach, FL 33708

PARCEL IDENTIFICATION NUMBER: 15/31/15/65304/011/0040

Special Magistrate, Herbert E. Langford, Jr., has heard testimony and reviewed all evidence received at the Special Magistrate hearing held on December 10, 2008 and, based on the evidence, enters the following findings of fact, conclusions of law and order.

FINDINGS OF FACT

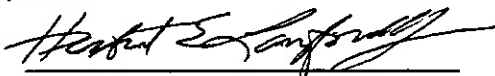
1. The Respondent, ILARIO SIMONETTA, did again not maintain the property, its plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation (collectively referred to as vegetation and organic material). The Respondent did again not maintain the property's vegetation. The property was overgrown, and not maintained. Sod (grass) exceeded a maximum overall height of six inches, and other ground cover material exceeded an overall height of 12 inches.

Simonetta, Ilario

Case No. CEB 08.24

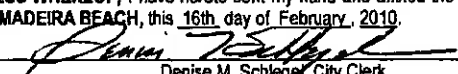
7. Any aggrieved party may petition the Special Magistrate to reconsider or rehear any Order resulting from a public hearing. This petition must be made in writing and filed with the City Clerk no later than thirty (30) days after the execution of the Order and prior to the filing of any appeal. The only grounds for a petition to reconsider or rehear are that there is newly discovered relevant evidence that was not available and known to the aggrieved party at the time of the public hearing, or that the Special Magistrate made a mistake in determination of a relevant fact. The Special Magistrate will not hear oral argument or evidence in determining whether to grant the petition to reconsider or rehear.
8. Upon the Respondent's failure to timely comply or pay the appropriate fine for any untimely compliance, or pay the amount toward costs and expenses as set forth above, and after the thirty (30) days referenced in the preceding paragraph, the City shall send the Respondent an Affidavit of Noncompliance by certified mail, return receipt requested.
9. If the Respondent fails to file a written objection within fifteen (15) days from the date of mailing the Affidavit of Noncompliance, the Respondent shall be deemed to acknowledge the noncompliance with the Order.
10. Thereafter, a certified copy of this Order shall be recorded in the Official Records of the Clerk of the Circuit Court for Pinellas County, Florida, and once recorded shall constitute a lien against any real or personal property owned by the violator, superior to all other liens except a lien for taxes, pursuant to Section 2-378, Madeira Beach Code and Chapter 162, Florida Statutes.
11. A fine imposed pursuant to law continues to accrue until the violator comes into compliance or until a judgment is rendered in a suit to foreclose on a lien filed pursuant to Section 2-378, Madeira Beach Code and Chapter 162, Florida Statutes, whichever occurs first.

DONE AND ORDERED on January 06, 2009.



Herbert E. Langford, Jr.
Special Magistrate

Copies furnished to:
Ilario Simonetta
Michael A. Connolly, City Attorney

STATE OF FLORIDA SM-CODE Case 09.39
CITY OF MADEIRA BEACH 4 Pages
I, Denise Schlegel, the duly appointed City Clerk of the City of Madeira Beach, Florida, do hereby certify this is a true and correct copy of the record in Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, Florida 33708.
IN WITNESS WHEREOF, I have hereto sent my hand and affixed the corporate seal of the said CITY OF MADEIRA BEACH, this 16th day of February, 2010.

Denise M. Schlegel, City Clerk

LOCAL GOVERNMENT CODE ENFORCEMENT
CITY OF MADEIRA BEACH, FLORIDA
Case No. 09.39

CITY OF MADEIRA BEACH, FLORIDA,
Petitioner,

v.

ILARIO SIMONETTA
13225 2nd Street East
Madeira Beach, Florida 33708-2407

and

DISCOUNT PROPERTIES OF FLORIDA, INC.
a/k/a DISCONT PROPERTIES OF FLORIDA, INC.
1207 N. Franklin Street
Tampa, Florida 33602,
Respondents

**ORDER ON VIOLATION SETTING TIME TO COMPLY
OR SUFFER A FINE, AND TO PAY COSTS AND EXPENSES**

Chapter 14, Sections 14-68(1) & (2) of the Code of Ordinances, City of Madeira Beach, Florida (Madeira Beach Code)

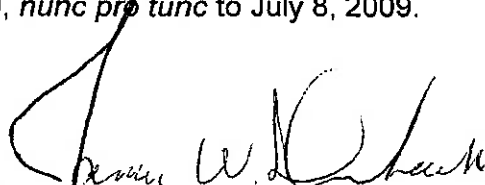
LEGAL DESCRIPTION: Page's Replat of Mitchells' Beach, Block K, Lots 4 and 5
13325 2nd Street East, Madeira Beach, FL 33708

PARCEL IDENTIFICATION NUMBER: 15/31/15/65304/011/0040

A hearing was held in the above matter on July 8, 2009, at which time the Special Magistrate, James W. Denhardt, heard testimony and received into evidence items of evidence pertaining to this case. The Respondents were duly noticed of the hearing, but neither the Respondents or any person on behalf of the Respondents appeared and testified. The Special Magistrate received the testimony of the City's Representative, Paulette E. Cohen, the City's Community Development Director, and received into evidence the City's file pertaining to this case. Based upon the testimony presented and the items received into evidence, the Special Magistrate enters the following Findings of Fact, Conclusions of Law and Order.

15. If the Respondents fail to file a written objection within fifteen (15) days from the date of mailing the Affidavit of Noncompliance, the Respondents shall be deemed to acknowledge the noncompliance with the Order.
16. Thereafter, a certified copy of this Order shall be recorded in the Official Records of the Clerk of the Circuit Court for Pinellas County, Florida, and once recorded shall constitute a lien against any real or personal property owned by the violators, superior to all other liens except a lien for taxes, pursuant to Section 2-378, Madeira Beach Code and Chapter 162, Florida Statutes.
17. A fine imposed pursuant to law continues to accrue until the violator comes into compliance or until a judgment is rendered in a suit to foreclose on a lien filed pursuant to Section 2-378, Madeira Beach Code and Chapter 162, Florida Statutes, whichever occurs first.
18. The undersigned Special Master hereby reserves jurisdiction of this cause to enter any amended or supplemental Orders as may be appropriate to enforce the terms of this Order, or to assess any further amounts that may be expended by the City for performing any corrective action herein.

DONE AND ORDERED on August 12, 2009, *nunc pro tunc* to July 8, 2009.



James W. Denhardt
Special Magistrate

Copies furnished to:
Ilario Simonetta
Discount Properties of Florida, LLC
a/k/a Discont Properties of Florida, LLC
Michael A. Connolly, City Attorney

02/11/2026

To:Whom it may concern.

Dear Madam Mayor and Commissioners,

I am the new owner of the property at 13225 2nd Street E, Madeira Beach.

It recently came to light that the property carries an old fine/lien originally issued over 17 years ago—dating back to 2008, when an owner four (4) transfers prior received citations for mowing and tree violation. Since that time, the property has changed hands several times, and each new owner maintained it responsibly and in compliance with city standards.


Unfortunately, this decades-old fine went undiscovered through multiple title transfers and compliance checks.

This appears to be a simple and unfortunate case of an unnoticed administrative carryover—one that no current or recent owner had any knowledge of or responsibility for.

In the spirit of fairness and compassion, we respectfully request that the City waive these fines in full. If complete relief is not possible, we ask that the City consider accepting payment of the original \$2,149.48 fine as a symbolic resolution to close this matter in good faith. The amount is in escrow and awaiting transfer upon your acceptance of the offer to settle.

We greatly appreciate your time, understanding, and commitment to fairness in our community.

Respectfully,

 datloop verified
02/13/26 12:30 PM EST
BTCW-N6HM-LPCR-0R7D

Brian Barry

Manager

13225 2nd St E Madeira Beach. LLC,

a Delaware limited liability company.