


**15-31-15-65304-003-0090**[Compact Property Record Card](#)[Tax Estimator](#)**Updated March 17, 2023**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

| Ownership/Mailing Address <a href="#">Change Mailing Address</a>       | Site Address                          |
|--|---------------------------------------|
| ACQUISITION GROUP LLC<br>13311 2ND ST E<br>MADEIRA BEACH FL 33708-2569 | 13436 BOCA CIEGA AVE<br>MADEIRA BEACH |

|   |  |                         |                       |                       |
|---|--|-------------------------|-----------------------|-----------------------|
| <a href="#">Property Use:</a> 0110 (Single Family Home) | Current Tax District: MADEIRA BEACH ( <a href="#">MB</a> ) | Total Living: SF: 1,234 | Total Gross SF: 1,542 | Total Living Units: 1 |
|---|--|-------------------------|-----------------------|-----------------------|

[\[click here to hide\] Legal Description](#)

PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

| <div>Tax Estimator</div> <div> File for Homestead Exemption</div> |      |      | 2023 Parcel Use                       |  |
|--|------|------|---------------------------------------|--|
| Exemption  | 2023 | 2024 |                                       |  |
| Homestead:   | No   | No   |                                       |  |
| Government:  | No   | No   | Homestead Use Percentage: 0.00%       |  |
| Institutional:   | No   | No   | Non-Homestead Use Percentage: 100.00% |  |
| Historic:  | No   | No   | Classified Agricultural: No           |  |

**Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)**

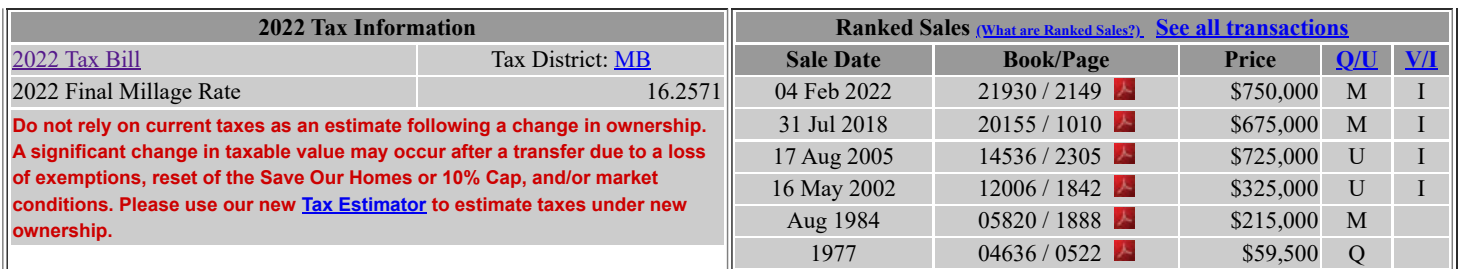
| Most Recent Recording | <a href="#">Sales Comparison</a>      | <a href="#">Census Tract</a> | Evacuation Zone<br>(NOT the same as a FEMA Flood Zone) | Flood Zone<br>(NOT the same as your evacuation zone) | Plat Book/Page        |
|-----------------------|---------------------------------------|------------------------------|--|--|-----------------------|
| 21930/2149            | <a href="#">\$499,800 Sales Query</a> | 121030278022                 | A  | <a href="#">Current FEMA Maps</a>                    | <a href="#">20/69</a> |

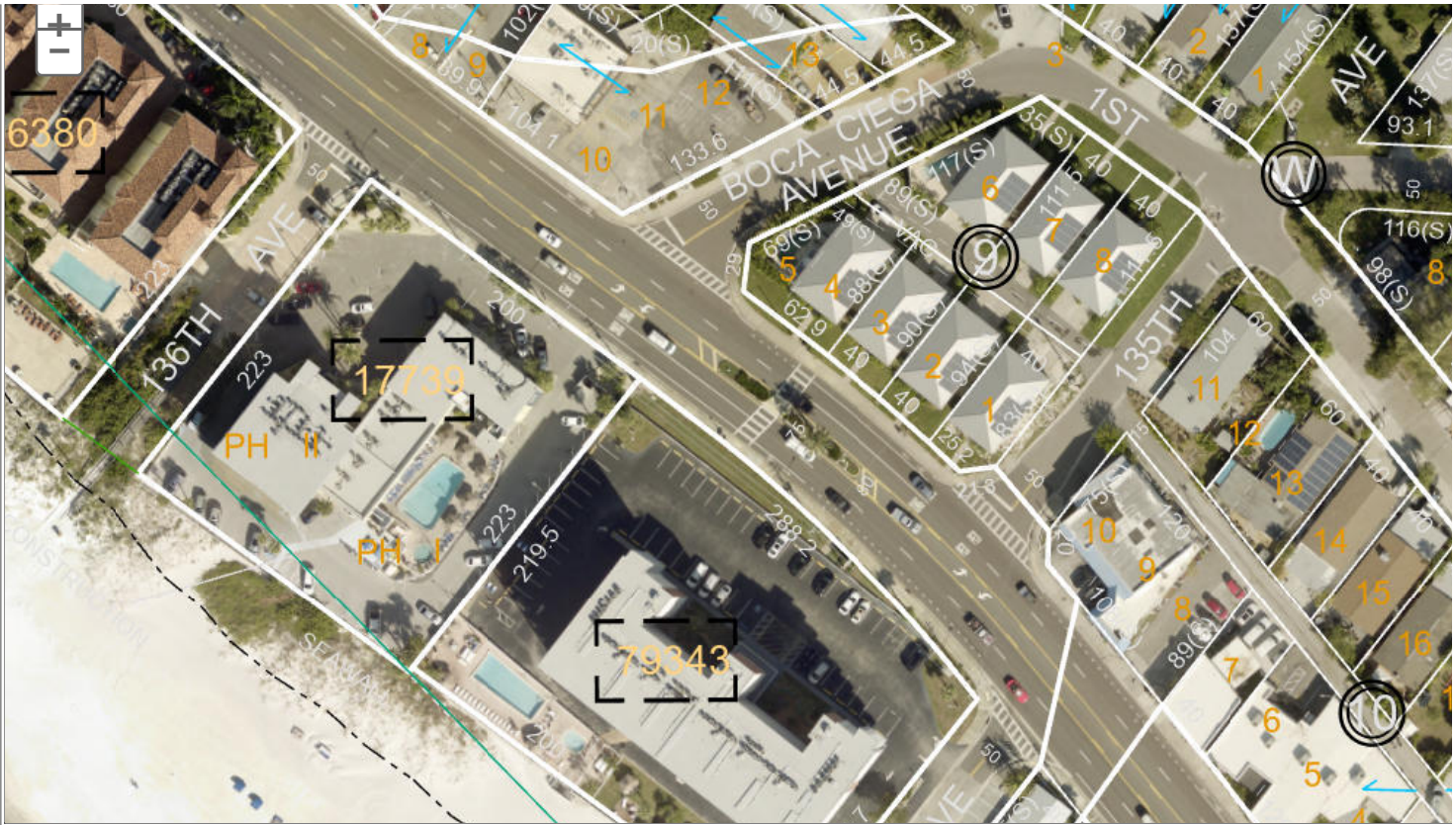
**2022 Final Value Information**

| Year | <a href="#">Just/Market Value</a> | <a href="#">Assessed Value / Non-HX Cap</a> | <a href="#">County Taxable Value</a> | <a href="#">School Taxable Value</a> | <a href="#">Municipal Taxable Value</a> |
|------|-----------------------------------|---|--------------------------------------|--------------------------------------|---|
| 2022 | \$428,744                         | \$305,402                                   | \$305,402                            | \$428,744                            | \$305,402                               |

**[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)**

| Year | <a href="#">Homestead Exemption</a> | <a href="#">Just/Market Value</a> | <a href="#">Assessed Value</a> | <a href="#">County Taxable Value</a> | <a href="#">School Taxable Value</a> | <a href="#">Municipal Taxable Value</a> |
|------|-------------------------------------|-----------------------------------|--------------------------------|--------------------------------------|--------------------------------------|---|
| 2021 | No                                  | \$343,730                         | \$277,638                      | \$277,638                            | \$343,730                            | \$277,638                               |
| 2020 | No                                  | \$255,562                         | \$252,398                      | \$252,398                            | \$255,562                            | \$252,398                               |
| 2019 | No                                  | \$229,453                         | \$229,453                      | \$229,453                            | \$229,453                            | \$229,453                               |
| 2018 | No                                  | \$210,572                         | \$153,412                      | \$153,412                            | \$210,572                            | \$153,412                               |
| 2017 | No                                  | \$176,332                         | \$139,465                      | \$139,465                            | \$176,332                            | \$139,465                               |
| 2016 | No                                  | \$159,004                         | \$126,786                      | \$126,786                            | \$159,004                            | \$126,786                               |
| 2015 | No                                  | \$135,109                         | \$115,260                      | \$115,260                            | \$135,109                            | \$115,260                               |
| 2014 | No                                  | \$104,782                         | \$104,782                      | \$104,782                            | \$104,782                            | \$104,782                               |
| 2013 | No                                  | \$98,726                          | \$98,726                       | \$98,726                             | \$98,726                             | \$98,726                                |
| 2012 | No                                  | \$90,245                          | \$90,245                       | \$90,245                             | \$90,245                             | \$90,245                                |
| 2011 | No                                  | \$98,536                          | \$98,536                       | \$98,536                             | \$98,536                             | \$98,536                                |
| 2010 | No                                  | \$120,837                         | \$120,837                      | \$120,837                            | \$120,837                            | \$120,837                               |
| 2009 | No                                  | \$150,942                         | \$150,942                      | \$150,942                            | \$150,942                            | \$150,942                               |
| 2008 | No                                  | \$202,800                         | \$202,800                      | \$202,800                            | \$202,800                            | \$202,800                               |
| 2007 | No                                  | \$237,000                         | \$237,000                      | \$237,000                            | N/A                                  | \$237,000                               |
| 2006 | No                                  | \$250,000                         | \$250,000                      | \$250,000                            | N/A                                  | \$250,000                               |
| 2005 | No                                  | \$209,000                         | \$209,000                      | \$209,000                            | N/A                                  | \$209,000                               |
| 2004 | No                                  | \$174,000                         | \$174,000                      | \$174,000                            | N/A                                  | \$174,000                               |
| 2003 | No                                  | \$144,300                         | \$144,300                      | \$144,300                            | N/A                                  | \$144,300                               |
| 2002 | No                                  | \$129,300                         | \$129,300                      | \$129,300                            | N/A                                  | \$129,300                               |
| 2001 | No                                  | \$94,000                          | \$94,000                       | \$94,000                             | N/A                                  | \$94,000                                |
| 2000 | No                                  | \$82,900                          | \$82,900                       | \$82,900                             | N/A                                  | \$82,900                                |
| 1999 | No                                  | \$75,700                          | \$75,700                       | \$75,700                             | N/A                                  | \$75,700                                |
| 1998 | No                                  | \$74,800                          | \$74,800                       | \$74,800                             | N/A                                  | \$74,800                                |
| 1997 | No                                  | \$71,700                          | \$71,700                       | \$71,700                             | N/A                                  | \$71,700                                |
| 1996 | No                                  | \$76,700                          | \$76,700                       | \$76,700                             | N/A                                  | \$76,700                                |





If you are experiencing [issues with this map loading](#)



[Search](#) > Account Summary

## Real Estate Account #R166253

**Owner:**

ACQUISITION GROUP LLC

**Situs:**

13436 BOCA CIEGA AVE  
MADEIRA BEACH

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

## Amount Due


Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on **11/13/2022** for **\$5,472.42**.

[Apply for the 2023 installment payment plan](#)

## Account History

| BILL                               | AMOUNT DUE    | STATUS                 |            |   | ACTION                      |
|------------------------------------|---------------|------------------------|------------|---|-----------------------------|
| <a href="#">2022 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$5,472.42 | 11/13/2022 | <b>Receipt</b> #952-22-048984             | <a href="#">Print (PDF)</a> |
| <a href="#">2021 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$5,015.13 | 12/31/2021 | <b>Receipt</b> #952-21-092097             | <a href="#">Print (PDF)</a> |
| <a href="#">2020 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$4,231.18 | 11/30/2020 | <b>Receipt</b> #952-20-068291             | <a href="#">Print (PDF)</a> |
| <a href="#">2019</a> ⓘ             |               |                        |            |   |                             |
| <a href="#">2019 Annual Bill</a>   | \$0.00        | <b>Paid</b> \$4,607.97 | 06/23/2020 | <b>Receipt</b> #952-20-004922             | <a href="#">Print (PDF)</a> |
| <a href="#">Certificate #4409</a>  |               | <b>Redeemed</b>        | 06/23/2020 | <b>Face</b> \$4,382.59, <b>Rate</b> 0.25% |                             |
|                                    |               | <b>Paid \$4,607.97</b> |            |   |                             |
| <a href="#">2018 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$2,956.79 | 01/25/2019 | <b>Receipt</b> #952-18-069474             | <a href="#">Print (PDF)</a> |
| <a href="#">2017 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$2,585.72 | 11/29/2017 | <b>Receipt</b> #952-17-043612             | <a href="#">Print (PDF)</a> |
| <a href="#">2016 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$2,388.76 | 11/17/2016 | <b>Receipt</b> #952-16-026364             | <a href="#">Print (PDF)</a> |
| <a href="#">2015 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$2,163.75 | 11/10/2015 | <b>Receipt</b> #952-15-017836             | <a href="#">Print (PDF)</a> |
| <a href="#">2014 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$1,820.18 | 11/18/2014 | <b>Receipt</b> #952-14-019864             | <a href="#">Print (PDF)</a> |
| <a href="#">2013 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$1,718.29 | 11/10/2013 | <b>Receipt</b> #952-13-013720             | <a href="#">Print (PDF)</a> |
| <a href="#">2012 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$1,569.34 | 11/15/2012 | <b>Receipt</b> #755-12-041375             | <a href="#">Print (PDF)</a> |
| <a href="#">2011 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$1,690.73 | 11/30/2011 | <b>Receipt</b> #755-11-078627             | <a href="#">Print (PDF)</a> |
| <a href="#">2010 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$2,040.82 | 11/16/2010 | <b>Receipt</b> #755-10-055757             | <a href="#">Print (PDF)</a> |
| <a href="#">2009 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$2,560.20 | 11/30/2009 | <b>Receipt</b> #755-09-083901             | <a href="#">Print (PDF)</a> |
| <a href="#">2008 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$3,392.99 | 11/26/2008 | <b>Receipt</b> #755-08-089817             | <a href="#">Print (PDF)</a> |
| <a href="#">2007 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$3,880.31 | 11/30/2007 | <b>Receipt</b> #055-07-00122956           | <a href="#">Print (PDF)</a> |
| <a href="#">2006 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$4,521.52 | 01/31/2007 | <b>Receipt</b> #055-06-00174862           | <a href="#">Print (PDF)</a> |
| <a href="#">2005 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$3,933.39 | 11/30/2005 | <b>Receipt</b> #055-05-00106844           | <a href="#">Print (PDF)</a> |
| <a href="#">2004 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$3,481.80 | 05/31/2005 | <b>Receipt</b> #010-04-00004729           | <a href="#">Print (PDF)</a> |
| <a href="#">2003 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$2,818.48 | 03/29/2004 | <b>Receipt</b> #011-03-00007268           | <a href="#">Print (PDF)</a> |
| <a href="#">2002 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$2,552.14 | 03/31/2003 | <b>Receipt</b> #009-02-00005367           | <a href="#">Print (PDF)</a> |
| <a href="#">2001 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$1,860.66 | 03/01/2002 | <b>Receipt</b> #007-01-00027729           | <a href="#">Print (PDF)</a> |
| <a href="#">2000 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$1,583.36 | 12/29/2000 | <b>Receipt</b> #055-00-00174338           | <a href="#">Print (PDF)</a> |
| <b>Total Amount Due</b>            | <b>\$0.00</b> |                        |            |   |                             |

| BILL                               | AMOUNT DUE    |                        | STATUS     |                                 | ACTION  |
|------------------------------------|---------------|------------------------|------------|---------------------------------|---|
| <a href="#">1999 Annual Bill</a> ⓘ | \$0.00        | <b>Paid</b> \$1,444.66 | 12/30/1999 | <b>Receipt</b> #055-99-00173591 |  <a href="#">Print (PDF)</a> |
| <b>Total Amount Due</b>            | <b>\$0.00</b> |                        |            |                                 |   |





## COURTESY NOTICE OF CODE VIOLATION

MAY 23, 2022

ACQUISITION GROUP LLC/ NORA COREAS  
13436 BOCA CIEGA  
MADEIRA BEACH FL 33708

Case Number: 2022.3467

Parcel #: 15-31-15-65304-003-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

Address: 13436 BOCA CIEGA AVE

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 uncovered flat slabs of no greater than 50 square feet, for work of a 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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



**Violation Detail:**

- Work being done at the property without the required building permit(s).
- Interior remodel without permit

**Corrective action:**

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:

JUNE 03, 2022

Laura Roby

City of Madeira Beach – Building Department

[lroby@madeirabeachfl.gov](mailto:lroby@madeirabeachfl.gov)

727.391.9951 ext. 298

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CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708



May 23, 2022 9:36:16 AM  
27.7916576N 82.7874128W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida



CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708



CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708



May 23, 2022 9:36:31 AM  
27.79164446N 82.78740369W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida



CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708



May 23, 2022 9:36:59 AM  
27.79167901N 82.78747037W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida

CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708





CASE# 2022.3467  
MAY 23, 2022 @09:36  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708



May 23, 2022 9:37:02 AM  
27.79167904N 82.78747026W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida





Apr 4, 2022 10:54:57 AM  
27.79164863N 82.78743079W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida



Apr 4, 2022 10:55:00 AM  
27.79165004N 82.78743014W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida





Apr 4, 2022 10:54:59 AM  
27.79164837N 82.78743218W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida



Apr 4, 2022 10:55:11 AM  
27.79164336N 82.7874006W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida





Apr 4, 2022 10:55:30 AM  
27.7916561N 82.78743977W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida





Apr 4, 2022 10:55:26 AM  
27.79164952N 82.78743684W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida



Apr 4, 2022 10:59:22 AM  
27.7916935N 82.78734363W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida



# STOP WORK

- DO NOT PROCEED WITH ANY WORK -

THIS IS A STOP WORK ORDER. Any person or company who is authorized to perform work on a project must obtain a permit from the City of Madeira Beach. If you are not a permit holder, you must stop work immediately. If you are a permit holder, you must stop work immediately if you are not in compliance with the permit conditions. If you are not in compliance with the permit conditions, you must stop work immediately. If you are not in compliance with the permit conditions, you must stop work immediately.

4/04/2022  
11:06

**NO PERMIT**

The work shown on this permit is specifically authorized by the City of Madeira Beach.

City of Madeira Beach

Building Department

13436 B. Boca Ciega  
Exterior/Interior Reno

Do Not Remove, Alter or Cover this Placard  
until Authorized by Governing Authority

City Of Madeira Beach

Boca Ciega

04.04.2022 11:22 AM

27.79177, -82.7875

13436 Boca Ciega Ave, Madeira Beach, FL 33708, USA



Apr 4, 2022 11:12:42 AM  
27.7917532N 82.78738807W  
13436 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida





City Of Madeira Beach  
Boca Ciega  
04.04.2022 11:24 AM  
27.79159, -82.7877  
13439 1st St E, Madeira Beach, FL 33708, USA





City Of Madeira Beach  
Boca Ciega  
04.04.2022 11:24 AM  
27.79167, -82.78759  
13436 Boca Ciega Ave, Madeira Beach, FL 33708, USA



City Of Madeira Beach

Boca Ciega

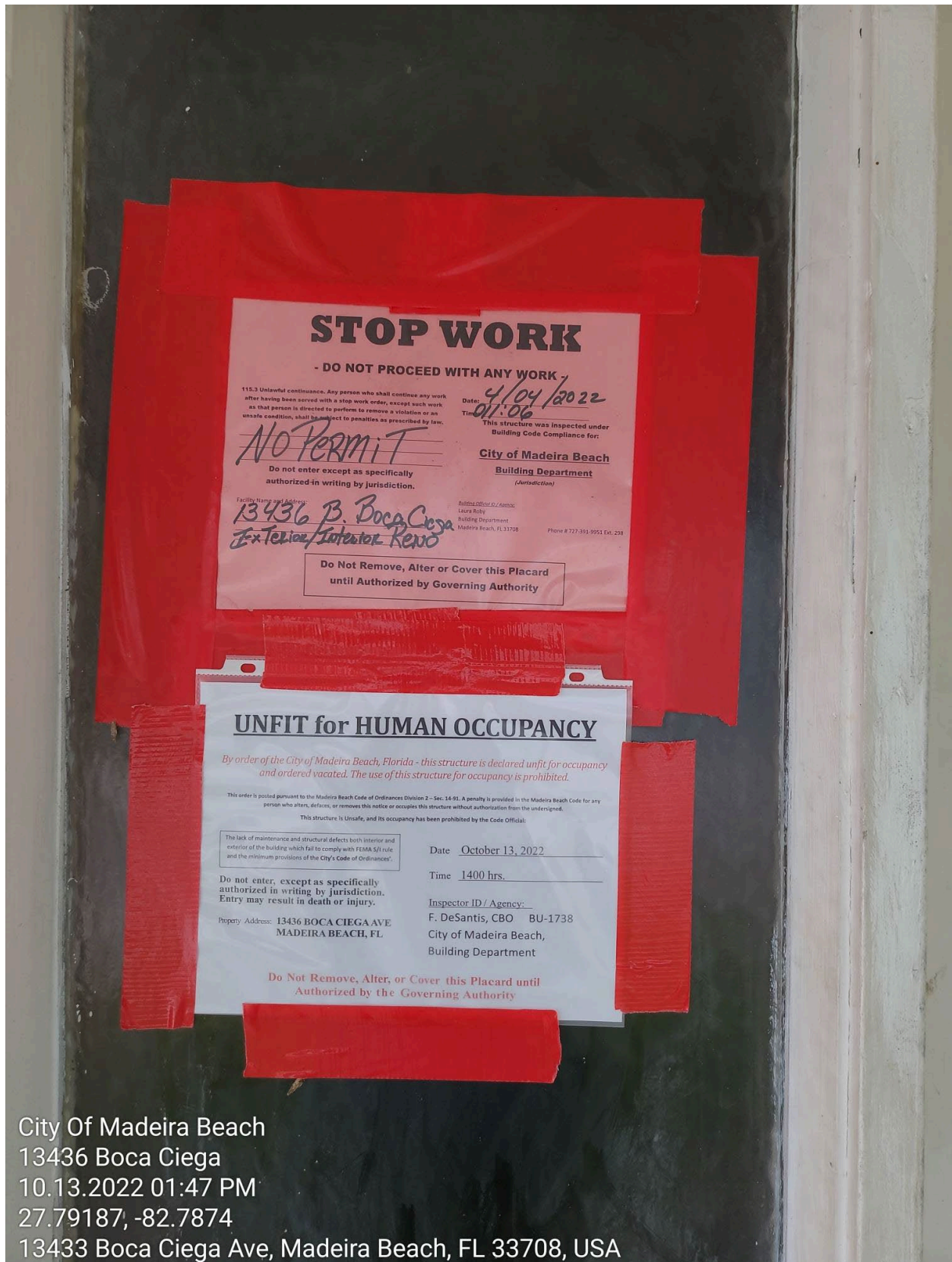
04.04.2022 11:24 AM

27.79169, -82.78757

13436 Boca Ciega Ave, Madeira Beach, FL 33708, USA



CASE# 2022.3467 10/13/2022 @14:00  
13436 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708  
POSTED: UNFIT FOR HUMAN OCCUPANCY



City Of Madeira Beach  
13436 Boca Ciega  
10.13.2022 01:47 PM  
27.79187, -82.7874  
13433 Boca Ciega Ave, Madeira Beach, FL 33708, USA



## NOTICE OF CODE VIOLATION

FEBRUARY 8, 2023

ACQUISITION GROUP LLC/ NORA COREAS  
13436 BOCA CIEGA  
MADEIRA BEACH FL 33708

Case Number: 2022.3467

Parcel #: 15-31-15-65304-003-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

Address: 13436 BOCA CIEGA AVE

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Ordinance(s):

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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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



**Violation Detail:**

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- Interior remodel without permit

**Corrective action:**

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:

FEBRUARY 21, 2023

Laura Roby

City of Madeira Beach – Building Department

[lroby@madeirabeachfl.gov](mailto:lroby@madeirabeachfl.gov)

727.391.9951 ext. 298

Certified Mail # 7021 2720 0002 6580 6655

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300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



7021 2720 0002 6580 6655



quodient  
FIRST-CLASS MAIL  
IMI  
**\$008.10<sup>0</sup>**  
02/07/2023 ZIP 33708  
043M31233717

**US POSTAGE**

FEBRUARY 8, 2023

ACQUISITION GROUP LLC/ NORA COREAS  
13436 BOCA CIEGA  
MADEIRA BEACH FL 33708

**CERTIFIED MAIL®**



7021 2720 0002 6580 6662



quodient  
FIRST-CLASS MAIL  
IMI  
**\$008.10<sup>0</sup>**  
02/07/2023 ZIP 33708  
043M31233717

**US POSTAGE**



300 Municipal Drive  
Madeira Beach, Florida 33708

FEBRUARY 8, 2023

DAVID MITCHELL SNYDER, CPA, LLC  
1426 GULF TO BAY BLVD SUITE C  
CLEARWATER, FL 33755

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

ACQUISITION GROUP, LLC  
NORA LOREAS  
13436 BOLA CIEGA AVE.  
MADEIRA BEACH, FL 33708



9590 9402 6618 1028 7501 09

## 2. Article Number (Transfer from service label)

7021 2720 0002 6580 6655

PS Form 3811, July 2020 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X

☐ Agent☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery over \$500

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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City of Madeira Beach  
Building Department  
300 Municipal Dr.  
Madeira Beach, FL 33708

BUILDING

First-Class Mail  
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USPS  
Permit No. G-10



SPECIAL MAGISTRATE  
NOTICE OF HEARING

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

CASE #2022.2467  
DATE: 03/17/2023

vs.

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569  
Respondent,

**RE: Property:** 13436 Boca Ciega Ave., Madeira Beach, FL 33708.

**Parcel #:** 15-31-15-65304-003-0090

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **27th** day of **DECEMBER, 2023** 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 violations:

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 uncovered flat slabs of no greater than 50 square feet, for work of a 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 violations 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, 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 Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 extension 244.

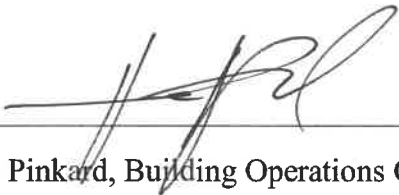


Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

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 HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 17<sup>th</sup> day of March, 2023

A handwritten signature in black ink, appearing to read "H. Pinkard", is written over a horizontal line.

Holden Pinkard, Building Operations Coordinator

SPECIAL MAGISTRATE  
STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE # 2022.3467

DATE: 03/17/2023

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569

Property Address: 13436 Boca Ciega Ave., Madeira Beach, FL 33708.

Parcel #: 15-31-15-65304-003-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

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 uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

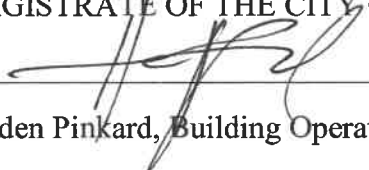


City of Madeira Beach  
BUILDING DEPARTMENT  
300 Municipal Drive  
Madeira Beach, FL 33708  
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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 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, Building Operations Coordinator



SPECIAL MAGISTRATE  
AFFIDAVIT OF SERVICE

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

DATE: 03/17/2023  
CASE # 2022.3467

Vs.

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569  
Respondent,

**RE Property:** 13436 Boca Ciega Ave. **Parcel #** 15-31-15-65304-003-0090

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9

**AFFIDAVIT OF SERVICE**

I, Holden Pinkard, Building Operations Coordinator of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 17 day of March, 2023, I mailed a copy of the attached NOTICE OF HEARING via certified Mail, Return Receipt requested.

On the 17 day of March, 2023, I mailed a copy of the attached NOTICE OF HEARING/ via First Class Mail.

On the 17 day of March, 2023, I posted a copy of the attached NOTICE OF HEARING/ on the property located at 13436 Boca Ciega Ave. Parcel # 15-31-15-65304-003-0090 the City of Madeira Beach.

On the 17 day of March, 2023, 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.





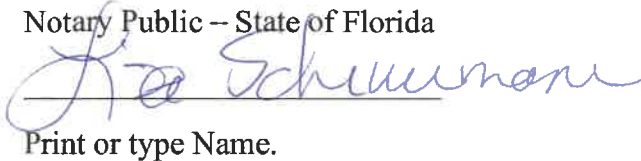
Holden Pinkard, Building Operations Coordinator

State of Florida

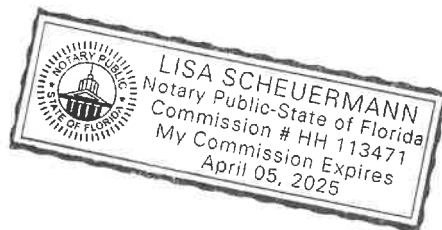
County of Pinellas

The foregoing instrument was acknowledged before me, the undersigned authority, by means of 0 physical presence or \_\_\_\_\_ online notarization, this 17 day of Mar, 2023, by Holden Pinkard, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 4/5/25

Notary Public -- State of Florida



Print or type Name.





300 Municipal Drive  
Madeira Beach, Florida 33708



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$000.60**  
03/17/2023 ZIP 33708  
043M31233717

US POSTAGE

Vs.

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569  
Respondent.

CERTIFIED MAIL®



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quadrant  
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**\$008.10**  
03/17/2023 ZIP 33708  
043M31233717

US POSTAGE



300 Municipal Drive  
Madeira Beach, Florida 33708

ACQUISITION GROUP LLC  
13311 2ND ST E  
MADEIRA BEACH FL 33708-2569  
Respondent,







## APPLICATION TEXT

[2022-06-14 14:41:00 1046fdes]:need to discuss with JR, over 50%

[2022-07-13 09:43:25 1046Barb]:contract & revised plans rec'd sent to planning for review

[2022-07-13 09:58:12 1046spor]: Need to discuss with Linda, so she can write letter to homeowner. New contract is for different work than on permit app.

[2022-07-22 12:09:27 1046Barb]:new app submitted.

[2022-07-26 13:47:35 1046spor]: App folder in LP's office.

[2022-08-31 08:50 1046LROBY] APP FOLDER WITH LP OFFICE.

[[[2022.20.09]]]] 08:17 1046LROBY NO CHANGE APP FOLDER IN LP'S OFFICE.

[2022-12-14 09:59:16 1046Barb]:NEW APP & PLANS SUBMITTED- ASSIGNED SAME APP NUMBER AS OLD APP  
SENT TO PLANNING FOR REVIEW

[2023-01-17 14:41:47 1046marci]:EMAIL sent on 1.17.23, given the current state of the structure I do not see how this property can be renovated and compy with the City FEMA requirements

Todd,

I am reviewing your permit application submittal and offer the following:

- The appraisal provided is not consistent with what is required for consideration in the 50% FEMA valuation allowance. The appraisal does not include interior pictures of the subject property nor pictures of the comp properties being referenced, and the values are not clearly broken down separating land from structure with depreciation consideration.

In consideration of the above and our experience, the cost of the proposed work will far exceed the 50% allowed for remodel work and I do not see a path to approving any renovations to the existing structure. The valuation of the proposed work is extremely low compared to market values and actual construction costs which is what we are required to consider when reviewing permits for work done below the base flood elevation.

The property will need to be reconstructed in compliance with current floodplain regulations with a living floor above design flood elevation. If you would like to discuss further please coordinate with Lisa, copied on this email, to schedule a meeting.

Thank you

[2023-01-17 14:53:37 1046Lisa]: App in denied drawer

[2023-02-14 10:57:13 1046Lisa]:EM from Marci to Contractor, Todd:  
Todd,

As previously discussed, multiple city representatives have reviewed this permit and have concluded any improvement to this property will require becoming compliant with FEMA regulations and as such will require the structure to be elevated above design flood elevation with no allowance for remodeling the structure at grade. I have copied the pertinent city officials on this correspondence and if you wish to elevate this matter I do believe the next step would be to present your file to the magistrate for review however please be advised there is no allowance for variance to any FEMA requirements and as such the outcome will, in most all instances, align with the determination already

made by multiple reviewers.

Marci L. Forbes, PE, CFM