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15-31-15-97848-002-0100

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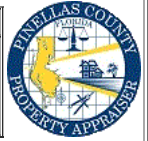
Updated January 12, 2024

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Ownership/Mailing Address Change Mailing Address	Site Address
DE CANDIDO, GABRIEL TRE DE CANDIDO, GABRIEL A & PATRICIA H TRUST 12521 FRANK DR N SEMINOLE FL 33776-1717	441 129TH AVE E MADEIRA BEACH



Property Use: 0820 (Duplex-Triplex-Fourplex) **Current Tax District:** MADEIRA BEACH ([MB](#)) **SF:** 2,115 **Total Gross SF:** 3,064 x2

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

WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 & VAC ST

File for Homestead Exemption			2024 Parcel Use	
Exemption	2024	2025		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
22477/1031	Sales Query	121030278021	A	Current FEMA Maps	27/25

2023 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Yes	\$775,000	\$387,271	\$336,771	\$459,061	\$336,771
2021	Yes	\$508,000	\$360,455	\$309,955	\$334,955	\$309,955
2020	Yes	\$492,396	\$340,112	\$289,612	\$326,113	\$289,612
2019	Yes	\$485,145	\$318,090	\$267,590	\$319,926	\$267,590
2018	Yes	\$508,934	\$298,358	\$247,858	\$328,261	\$247,858
2017	Yes	\$410,728	\$271,173	\$221,173	\$276,982	\$221,173
2016	Yes	\$400,022	\$254,761	\$204,761	\$269,754	\$204,761
2015	Yes	\$377,438	\$241,234	\$191,234	\$258,793	\$191,234
2014	Yes	\$322,156	\$228,758	\$178,758	\$233,012	\$178,758
2013	Yes	\$262,291	\$216,567	\$166,567	\$204,402	\$166,567
2012	Yes	\$212,518	\$205,142	\$155,142	\$180,142	\$155,142
2011	Yes	\$246,814	\$217,385	\$167,385	\$192,385	\$167,385
2010	Yes	\$280,934	\$231,168	\$181,168	\$206,168	\$181,168
2009	Yes	\$349,475	\$259,258	\$209,258	\$234,258	\$209,258
2008	Yes	\$410,200	\$286,482	\$236,482	\$261,482	\$236,482
2007	Yes	\$530,100	\$337,469	\$312,469	N/A	\$312,469
2006	Yes	\$541,400	\$340,141	\$315,141	N/A	\$315,141
2005	Yes	\$396,000	\$271,800	\$246,800	N/A	\$246,800
2004	Yes	\$330,300	\$236,200	\$211,200	N/A	\$211,200
2003	Yes	\$296,700	\$219,500	\$194,500	N/A	\$194,500
2002	Yes	\$234,300	\$189,400	\$164,400	N/A	\$164,400
2001	Yes	\$190,400	\$172,300	\$147,300	N/A	\$147,300
2000	Yes	\$161,500	\$153,000	\$128,000	N/A	\$128,000
1999	Yes	\$142,300	\$142,300	\$117,300	N/A	\$117,300
1998	Yes	\$144,700	\$142,100	\$117,100	N/A	\$117,100
1997	Yes	\$137,800	\$137,800	\$112,800	N/A	\$112,800
1996	Yes	\$134,900	\$134,900	\$109,900	N/A	\$109,900

2023 Tax Information

2023 Tax Bill	Tax District: MB
2023 Final Millage Rate	16.1412
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	

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
15 Jun 2023	22477 / 1031	\$1,585,000	Q	I
24 Feb 2022	21967 / 1065	\$1,000,000	Q	I
1976	04475 / 0358	\$70,000	Q	

[exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions.](#)

Please use our new [Tax Estimator](#) to estimate taxes under new ownership. **2023 Land Information**

Seawall: Yes

Frontage: Intracoastal

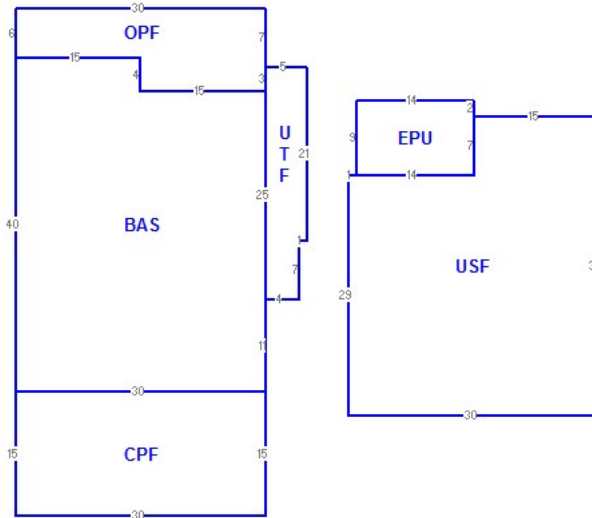
View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam <10 Units (08)	54x122	23000.00	54.0000	1.1342	\$1,408,676	FF

[click here to hide] 2024 Building 1 Structural Elements [Back to Top](#)

Site Address: 441 129TH AVE E

Building Type: **Duplex - 4-Plex**
 Quality: **Average**
 Foundation: **Continuous Footing Poured**
 Floor System: **Slab On Grade**
 Exterior Wall: **Concrete Block**
 Roof Frame: **Gable Or Hip**
 Roof Cover: **Shingle Composition**
 Stories: **2**
 Living units: **2**
 Floor Finish: **Carpet/ Vinyl/Asphalt**
 Interior Finish: **Drywall/Plaster**
 Fixtures: **9**
 Year Built: **1952**
 Effective Age: **31**
 Heating: **Central Duct**
 Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Enclosed Porch Unfinished (EPU)	0	126
Carport (CPF)	0	450
Base (BAS)	1,140	1,140
Upper Story (USF)	975	975
Open Porch (OPF)	0	240
Utility (UTE)	0	133
Total Living SF: 2,115		Total Gross SF: 3,064

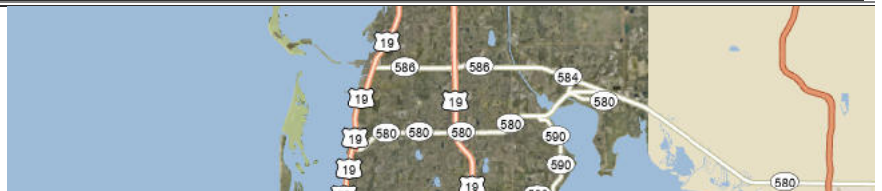
[click here to hide] 2024 Extra Features

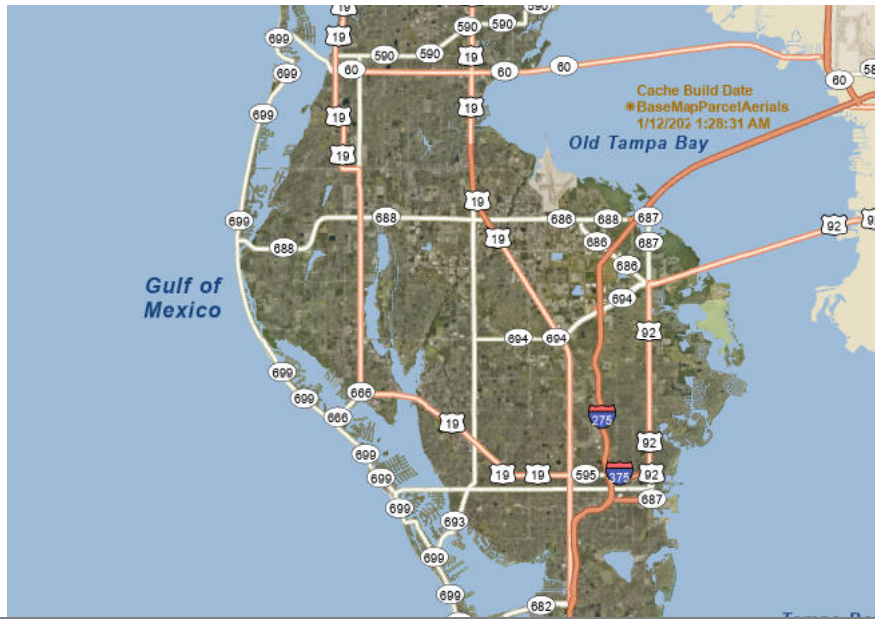
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
STM/SEC SH	\$2,400.00	6.00	\$14,400.00	\$11,952.00	2017
STM/SEC SH	\$1,200.00	4.00	\$4,800.00	\$3,984.00	2017
BT LFT/DAV	\$3,000.00	1.00	\$3,000.00	\$1,200.00	1975
BT LFT/DAV	\$0.00	1.00	\$0.00	\$0.00	1952
PATIO/DECK	\$22.00	300.00	\$6,600.00	\$2,640.00	1970
PATIO/DECK	\$22.00	450.00	\$9,900.00	\$3,960.00	1980
DOCK	\$56.00	135.00	\$7,560.00	\$3,024.00	1975

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
DRVWY20220597	CONC PAVE/DRIVEWAY	06 Jul 2022	\$28,000
SH2081	SHUTTERS	14 Nov 2017	\$10,781
201400857	PATIO/DECK	24 Nov 2014	\$2,000
P3833307	DOCK	11 Jul 2007	\$0
PER-H-CB299744	ROOF	13 Jul 2004	\$3,950
PER-H-CB293086	CARPORT	31 Mar 2004	\$2,480





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Charles W. Thomas

pinellas county tax collector

[Search](#) > Account Summary

Real Estate Account #R166780

Owner:

DE CANDIDO, GABRIEL TRE
 DE CANDIDO, GABRIEL A & PATRICIA H TRUST

Situs:

441 129TH AVE E
 MADEIRA BEACH

[Parcel details](#)

[Property Appraiser](#)



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Amount Due

Your account is **paid in full**. There is nothing due at this time.
 Your last payment was made on **11/29/2023** for **\$13,946.00**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00 Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Print (PDF)
Total Amount Due	\$0.00

BILL	AMOUNT DUE
2012 Annual Bill ⓘ	\$0.00  Print (PDF)
2011 Annual Bill ⓘ	\$0.00  Print (PDF)
2010 Annual Bill ⓘ	\$0.00  Print (PDF)
2009 Annual Bill ⓘ	\$0.00  Print (PDF)
2008 Annual Bill ⓘ	\$0.00  Print (PDF)
2007 Annual Bill ⓘ	\$0.00  Print (PDF)
2006 Annual Bill ⓘ	\$0.00  Print (PDF)
2005 Annual Bill ⓘ	\$0.00  Print (PDF)
2004 Annual Bill ⓘ	\$0.00  Print (PDF)
2003 Annual Bill ⓘ	\$0.00  Print (PDF)
2002 Annual Bill ⓘ	\$0.00  Print (PDF)
2001 Annual Bill ⓘ	\$0.00  Print (PDF)
2000 Annual Bill ⓘ	\$0.00  Print (PDF)
1999 Annual Bill ⓘ	\$0.00  Print (PDF)
Total Amount Due	\$0.00

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CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131



- NOTICE OF VIOLATION -

DE CANDIDO, GABRIEL TRE DE CANDIDO,
GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776

Case No: CE-24-0002
RE: 441 129TH AVE E

INSPECTION DATE: January 3, 2024
PARCEL NUMBER: 15-31-15-97848-002-0100
LEGAL DESCRIPTION: WILLIAM'S

Dear OWNER,

January 3, 2024

An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violations were found to exist;

Specifically, your property is in violation of the following:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if;

	<p>The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and The residential property is not in violation of any section of the Code of Ordinances; and An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015. (Ord. No. 2015-13, § 1, 11-10-15)</p>
--	--

Code Section:Corrective Action:Compliance Due Date:		
110-201	Please make corrections to listed violations	CEASE IMMEDIATELY
62-33	Please make corrections to listed violations	Janurary 10th 2024
34-503	Please make corrections to listed violations	Janurary 10th, 2024

The violation(s) must be corrected by CEASE IMMEDIATELY . This is a REPEAT VIOLATION and will be set for the the Madeira Beach Special Magistrate.

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,.....

.....
Cory Snyder
Deputy Sheriff
Telephone: 727-391-9951 x 295

Method of Delivery:

PLEASE NOTIFY THIS OFFICE AS SOON AS THE VIOLATION(S) IS CORRECTED

NOTE: You are hereby notified to correct the attached violation(s) and notify the above signed Code Enforcement Officer within the time limits specified. Failure to comply will result in charges being filed against you with the Special Magistrate of the City of Madeira Beach which may result in a potential fine of up to \$250.00 per day. Repeat violators can be fined up to \$500.00 per day. Such charges will be a lien upon the real and/or personal property of the violator and may be collected pursuant to law. The City is also entitled to collect all costs incurred in recording and satisfying a lien against the property.



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131



SPECIAL MAGISTRATE NOTICE OF HEARING

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

DE CANDIDO, GABRIEL TRE DE CANDIDO, GABRIEL A
& PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776
Respondent,

RE: 441 129TH AVE E

PARCEL NUMBER: 15-31-15-97848-002-0100

LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 &
VAC ST

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00pm on Monday the 22nd day of January, 2024 there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. 2018-07, § 1, 7-11-18)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any

	<p>residential property as a vacation rental without the issuance of a certificate of compliance if;</p> <p>The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and</p> <p>The residential property is not in violation of any section of the Code of Ordinances; and</p> <p>An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and</p> <p>That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015. (Ord. No. 2015-13, § 1, 11-10-15)</p>
--	--

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date 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 \$500.00 per day 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 be presented to the Madeira Beach Special Magistrate 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 to 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 x 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 11th day of January, 2024



Deputy Cory Snyder, Deputy Sheriff



CITY OF MADEIRA BEACH

**COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131**



**SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE**

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

DE CANDIDO, GABRIEL TRE DE CANDIDO, GABRIEL A
& PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776
Respondent,

**RE: 441 129TH AVE E
PARCEL NUMBER: 15-31-15-97848-002-0100
LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 &
VAC ST**

AFFIDAVIT OF SERVICE

I, Cory Snyder, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:
That pursuant to Florida Statue 162.12,

On the 11th day of January, 2024, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 11th day of January, 2024, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 11th day of January, 2024, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at Vacant Lot on Gulf Blvd, Madeira Beach FL. Parcel # **15-31-15-97848-002-0100, WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 & VAC ST** in the City of Madeira Beach.

On the 11th day of January, 2024, I caused the attached **NOTICE OF HEARING/ORDER** to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, 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.



Deputy Cory Snyder, Deputy Sheriff

State of Florida
County of Pinellas

Before me on 11th day of January, 2024, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.



SEAL



GRACE KELLY MILLS
Commission # HH 166530
Expires August 18, 2025
Bonded Thru Budget Notary Services



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131



SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

DE CANDIDO, GABRIEL TRE DE CANDIDO,
GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776

Case No: CE-24-0002
RE: 441 129TH AVE E

DATE: January 11, 2024

PARCEL NUMBER: 15-31-15-97848-002-0100

LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 & VAC ST

Code(s) which have been violated:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)
Registration required	34-503	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if; The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional

regulations prior to February 28, 2006; and
The residential property is not in violation of any section of the
Code of Ordinances; and
An application for registration of the residential property as a
vacation rental has been filed pursuant to section 34-504 and
all applicable fees have been paid; and
That said occupancy was scheduled prior to November 10,
2015 as evidenced by a written and valid executed rental
agreement or contract provided to city code enforcement no
later than December 10, 2015.
(Ord. No. 2015-13, § 1, 11-10-15)

On 01/02/2024, a complaint was received from JD Sullivan in reference to Short Term Activity at 441 129th Ave E. Code Enforcement Case for the property listed was opened

On 01/03/2024, an inspection was conducted on the listed property identifying the listed violation(s) Short Term Rental Activity. "ERIN" from Missouri rented property 441 129th Ave , Friday Dec 29th through Sat Jan 5th \$2200 plus fees for dogs for a total of \$2800. AIRBNB used to book the ground floor apartment. Airbnb contact person was Liza. Interview of tenant was captured on Body Worn Camera.

On 01/03/24, a Notice of Violation was mailed and/or posted with instructions on how to remedy the violations listed. On 01/11/24, a Notice of Hearing was mailed and/or posted with a scheduled hearing date.

This is a REPEAT VIOLATION for this Property Owner Gabriel DeCandido.

On 9/22/2022 an NTA was issued to Gabriel DeCandido on for violation of Short Term Rental at 530 Lillian Dr, on 10/22/2022, a guilty plea was entered and the fine was paid.

Gabriel DeCandido was found in Violation at the Special Magistrate on June 2nd, 2023 for Repeat Violation of this property.

On 11/11/2024 The Special Magistrate process was initiated for Jan 22 2024 at 2:00 pm.

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 MADEIRA BEACH SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



Deputy Cory Snyder, Deputy Sheriff

**COUNTY COURT, PINELLAS COUNTY, FLORIDA
MISDEMEANOR DIVISION**

Pinellas County Justice Center
14250 49th Street North
Clearwater, Florida 33762
Phone: (727) 464-7000
10/07/2022

STATE OF FLORIDA vs. DECANDIDO, GABRIEL
Division P
UCN: 522022MO013450000APC

PID: 778565
CASE NUMBER: 22-13450-MO

CHARGE(s):
SHORT TERM RENTAL VIOLATION LESS 6 MO (1 COUNT)

NOTICE OF MUNICIPAL ORDINANCE ARRAIGNMENT HEARING

******* PLEASE BRING THIS NOTICE WITH YOU *****
***** APPROPRIATE ATTIRE REQUIRED *******

**The above case is set at 1:30 PM on Thursday, December 01, 2022.
In Courtroom 1, 4th Floor, at the Pinellas County Justice Center,
14250 49th Street North, Clearwater, Florida 33762.**

To receive free courtesy text or email reminders for case hearings, please register at enotify.flcourts.org.

***** PLEASE DISREGARD THIS NOTICE IF PAYMENT HAS ALREADY BEEN MADE ***
(You may call (727) 464-7000 to confirm receipt of payment)**

All interested parties listed on the reverse side are notified of said ARRAIGNMENT date.

You are further notified that attorney's fees and mandatory and discretionary costs may be imposed against you. If you fail to appear as required by this court notice, and are not currently in custody, a warrant will be issued for your arrest, and your Release-On-Recognizance (ROR) will be revoked or your surety or cash bond will be estreated. If you are represented by an attorney, please contact them regarding this notice.

***** NOTICE *****

If you need a foreign language interpreter for this hearing, please call (727) 453-7177. Si usted necesita un interprete el dia de su cita en la corte, favor de llamar al (727) 453-7177.

***** See the reverse side for disability accommodation information. *****

GABRIEL DECANDIDO
12521 FRANK DR N
SEMINOLE, FL 33776



KEN BURKE, CPA
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

ATTENTION

ALL COURT FINES AND COSTS ARE DUE AND OWING UPON BEING ASSESSED IN COURT.

YOU WILL BE REQUIRED TO REPORT TO THE CLERK OF COURT'S OFFICE IMMEDIATELY AFTER YOUR HEARING TO MAKE PAYMENT ARRANGEMENTS.

Payments shall be made in cash, check, credit card or money order made payable to the Pinellas County Clerk of Court.

Pay with your phone now!



Payment Options:

Internet - www.mypinellasclerk.org

Automated Phone Payments (727) 464-4846
(Payments made by credit or debit cards are charged a 3.5% convenience fee.)

AMSCOT accepts only cash payments – A \$2.00 service charge will apply.

Mail Payments or Correspondence to:

Pinellas County Justice Center
14250 49th St. North
Clearwater, FL 33762

Checks or Money Orders shall be made payable to the **Pinellas County Clerk of the Circuit Court** and shall include the **Defendants Name and Case Reference Number.**

Pay in Person at:

Pinellas County Justice Center
14250 49th St. North
Clearwater, FL 33762

St. Petersburg Branch
545 1st Ave N, Room 153
St Petersburg, FL 33701

North County Branch Office
29582 US Highway 19 North
Clearwater, FL 33761

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-22-0050

Petitioner,

vs.

DE CANDIDO, PATRICIA H TRE,
530 Lillian Dr.
Madeira Beach, FL 33708,

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER IMPOSING FINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on May 22, 2023, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Deputy Cory Snyder, provided testimony on behalf of the City.
2. Dominic Asterlita appeared on behalf of the Respondent.
3. Jeff Hughes provided public comment that the property was being used as a short term rental.
4. The property in question is located at 530 Lillian Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

CRYSTAL ISLAND 1ST ADD LOT 59

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.
6. The Respondent was notified that Respondent was in violation of the following section of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 110-176. - Definition; purpose and intent.

The R-1, single-family residential district provides for single-family residential development located where lower density single-family uses are desirable. The R-1,

single-family residential district correlates with the residential urban (RU) category of the Countywide Plan. The lots and dwellings are larger sized to provide for the desired density of use. Essential services and public facilities compatible with this residential district are also provided. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a six-month period.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:


1. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 110-176, of the Code of Ordinances of the City of Madeira Beach.

2. The Respondent has corrected the above stated by taking the remedial action as set forth, and stated on the record at the hearing, which is to stop short term rentals on the Property.

3. A fine shall be imposed in the amount of \$150.00 per day for the violation set forth in Paragraph 6 above for 22 days (March 9, 2023, to March 31, 2023), for a total amount of \$3,300.00.

4. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 8th day of June, 2022.


Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail, regular mail and electronic mail to: De Candidio, Patricia H Tre, 530 Lillian Dr., Madeira Beach, FL 33708; and 12521 Frank Dr. N., Seminole, FL 33776 by electronic mail to Thomas Trask, Esq. (tom@cityattorneys.legal); and by U.S. Mail and e-mail transmission to the City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708, on this 8th day of June, 2023.


Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. Ss. 162-11.

**COUNTY COURT, PINELLAS COUNTY, FLORIDA
NOTICE TO APPEAR/ORDINANCE VIOLATION**

OBTS Number	Person ID	Court Case Number
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Agency PINELLAS COUNTY SO	Report Number: (COMPLAINT) SO22-304656
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THE UNDERSIGNED SWEARS THAT HE/SHE HAS REASONABLE GROUNDS TO BELIEVE THAT THE BELOW NAMED DEFENDANT, AT THE TIME AND PLACE LISTED.

Day of Week THU	Month 9	Day 22	Year 2022	Time 02:00 PM
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Name	First	Middle	Last
GABRIEL DECANDIDO			

Street
12521 FRANK DR N

City SEMINOLE	State FL	Zip Code 33776	Race W	Sex M
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Telephone	Place of Birth NY	Citizenship USA	Soc Sec Number [REDACTED]
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Driver License Number D-253-280-48-015-0	State FL	Employment
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Date of Birth 01/15/48	Height 602	Weight	Hair Color	Eye Color
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LOCATION OF OFFENSE
530 LILLIAN DR

IN PINELLAS COUNTY FLORIDA, DID COMMIT THE FOLLOWING OFFENSE:
1 OF 1 CHARGES

TO-WIT SHORT TERM RENTAL VIOLATION LESS 6 MO.
110-176 PROHIBITED USES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SHORT TERM RENTALS OF A HOUSING UNIT. AS USED IN THIS DIVISION, THE TERM "SHORT TERM RENTAL" SHALL MEAN ANY RENTAL OF A DWELLING UNIT, OR PORTION THEREOF, FOR LESS THAN A SIX-MONTH PERIOD. "RENTER IDENTIFIED ON 9/22/2022 FOR 1 DAY". 530 LILLIAN IS IN R-1 ZONE AND 6 MO MINIMUM FOR RENTALS.

CONTRARY TO FLORIDA STATUTE ORDINANCE

CITY/COUNTY OF: MADERIA BEACH	SECTION 1110	SUB-SECTION 176
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- THIS IS A MISDEMEANOR VIOLATION OF FLORIDA STATE STATUTES REQUIRING AN APPEARANCE IN COURT.
- THIS IS A CRIMINAL ORDINANCE VIOLATION REQUIRING AN APPEARANCE IN COURT, THE PAYMENT OF THE LISTED FINE, OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY(30) CALENDAR DAYS.
- THIS IS AN ORDINANCE VIOLATION REQUIRING PAYMENT OF THE LISTED FINE OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY (30) CALENDAR DAYS.

COURT INFORMATION

DATE 10/27/2022	TIME 01:30 PM	COURTROOM 1	FINE \$93.00
--------------------	------------------	----------------	-----------------

**CRIMINAL JUSTICE CENTER
14250 49TH STREET N
CLEARWATER, FLORIDA 33762**

I agree to (1) appear at the time and place designated above to answer to the offense charged ; (2) enter a written plea of not guilty to the offense charged in person or by mail ; or (3) pay the fine listed. I understand that should I willfully fail to appear, fail to enter a written plea of not guilty, or fail to pay the required fine within thirty (30) calendar days, a capias may be issued for my arrest.
I certify by my signature the above listed address is correct.

Defendant's Signature

Pursuant to F.S. 92.525 and under penalty of perjury, I declare that I have read this document and its attachments and that the facts in it are true and correct to the best of my knowledge and belief

S. W. [Signature] 58793 03332988

Rank/Signature of Officer	Badge Number	Person ID
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REGISTER OF ACTIONS

CASE No. 22-13450-MO



Order Documents! [Click Here!](#)

Request Now! Including Certified!

STATE OF FLORIDA vs. DECANDIDO, GABRIEL

Vertical separator line

Case Type: MUNICIPAL - ORDINANCE
Date Filed: 10/03/2022
Location: Division P
Judicial Officer: CARBALLO, JOHN
NTA REPORT NUMBER: SO22-304656
UNIFORM CASE NUMBER: 522022MO013450000APC

PARTY INFORMATION

Attorneys

DEFENDANT: DECANDIDO, GABRIEL
12521 FRANK DR N
SEMINOLE, FL 33776

Male White
DOB: 01/15/1948
6' 2"

MUNICIPALITYCITY OF MADEIRA BEACH
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708

CHARGE INFORMATION - ([CHECK PCSO FOR CUSTODY INFO](#))

Charges: DECANDIDO, GABRIEL	Statute	Level	Date
1. SHORT TERM RENTAL VIOLATION LESS 6 MO	5	MUNICIPAL ORDINANC	09/22/2022

EVENTS & ORDERS OF THE COURT

DISPOSITIONS

10/22/2022 **Plea**
1. SHORT TERM RENTAL VIOLATION LESS 6 MO
GUILTY PLEA (FINE PAID)

10/22/2022 **Disposition**
1. SHORT TERM RENTAL VIOLATION LESS 6 MO
NO TRIAL - ADJUDICATED GUILTY

OTHER EVENTS AND HEARINGS

12/01/2022 **CANCELED [ARRAIGNMENT](#)** (1:30 PM) (Judicial Officer CARBALLO, JOHN)
PAID IN FULL

10/03/2022 **[NOTICE TO APPEAR ORDINANCE](#)** Doc # 1
Party: MADEIRA BEACH - ORD FILING FEE

FINANCIAL INFORMATION

DEFENDANT DECANDIDO, GABRIEL



Court Ordered [Click Here!](#)

Pay Now! Fines, Fees, Costs?

Total Financial Assessment	93.00
Total Payments and Credits	93.00
Balance Due as of 01/17/2024	0.00
10/06/2022 Transaction Assessment	93.00

10/22/2022 PAYMENTTHROUGH
INTEGRATION

Receipt # WB-2022-28019

DECANDIDO, GABRIEL

(93.00)

ORDINANCE FILING FEE MADEIRA BEACH - ORD FILING FEE



Court Ordered

[Click Here!](#)

Pay Now!

Fines, Fees, Costs?

Total Financial Assessment

10.00

Total Payments and Credits

10.00

Balance Due as of 01/17/2024

0.00

10/06/2022 Transaction Assessment
10/18/2022 COUNTER PAYMENT

Receipt # CJ-2022-50348

CITY OF MADEIRA BEACH

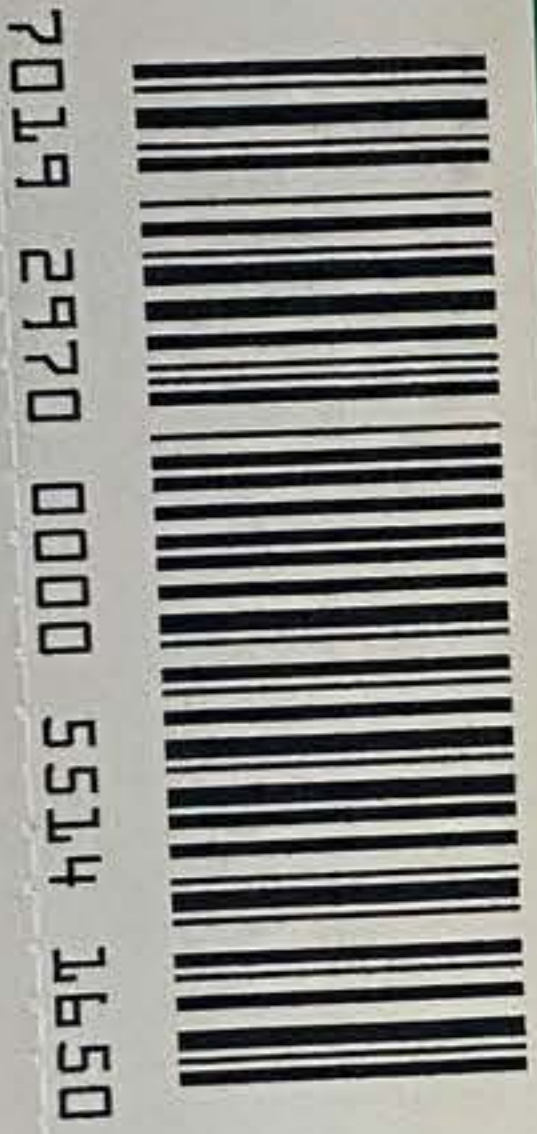
10.00
(10.00)



300 Municipal Drive
Madeira Beach, Florida 33708

DE CANDIDO, GABRIEL TRE DE CANDIDO,
GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776

DATE: January 11, 2024



7019 2970 0000 5514 1650

CERTIFIED MAIL



quadrant
FIRST-CLASS MAIL
IMI
\$008.77⁰
01/11/2024 ZIP 33708
043M31233717

US POSTAGE

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Domestic Mail Only

OFFICIAL USE

For delivery information, visit our website at www.usps.com.

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees \$

Postmark
Here

Send BE 0100 GABRIEL TRE

Street and Apt. No., PO Box No. 12521 Frank Dr

City, State, ZIP+4[®] SEMINOLE FL 33776

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postmark
Here

Postage \$

Total Postage and Fees \$

Sent Dec 01 08 Garrel TR

Street and Apt. No., or PO Box No. 12521 Frank Dr

City, State ZIP+4® SEMINOLE FL 33776

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

PLACE STICKER TOP OF ENVELOPE

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:

DECANDIDO, GABRIEL TRE
 12521 FRANK DR N
 SEMINOLE, FL 33776



9590 9402 7951 2305 9263 22

2. Article Number (Transfer from service label)

7019 2970 0000 5514 1650

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?
 If YES, enter delivery address below:

Yes
 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



4
4
1





CITY OF MADEIRA BEACH

COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-6951 EXT. 295 - FAX (727) 395-1131



**SPECIAL MAGISTRATE
NOTICE OF HEARING**

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

DE CANDIDO, GABRIEL TRE DE CANDIDO, GABRIEL A
& PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE FL 33776
Respondent,

RE: 441 129TH AVE E
PARCEL NUMBER: 15-31-15-97846-002-0100
LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 &
VAC ST

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00pm on Monday, the 22nd day of
January, 2024 there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive,
Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

Code Violation	Code Section	Violation
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-08; Ord. No. 1138, § 3, 12-9-08; Ord. No. 52018-076, § 1, 7-11-18)
Compliance required	62-33	It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-5-07)
Registration required	34-603	It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division. A person may not allow another person to occupy any