

LOCAL GOVERNMENT VARIANCES, SPECIAL EXCEPTION USES  
AND APPEALS OF ADMINISTRATIVE DECISIONS  
CITY OF MADEIRA BEACH, FLORIDA  
Application No. VAR 2026-02

Robert Bello, Jr.  
for the property located at  
13301 Gulf Lane  
Madeira Beach, Florida 33708,

Applicant.

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**ORDER GRANTING VARIANCE**

Variance to reduce front yard setback from 20 feet to 3 feet 4 inches, reduce the north side yard setback from 5 feet to 3 feet, reduce the south side yard corner lot setback from 10 feet to 3 feet, reduce the cross visibility area by 20 feet 11 inches, and rebuild after a catastrophic loss to allow a storm damaged building to be replaced with a new structure while decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

Special Code Provisions:

**Sec. 110-231. Setback requirements.** (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setbacks: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—**Side yard of corner lot. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility.** (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection. (b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss.** (b) Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land development regulations.

PARCEL IDENTIFICATION NUMBER: 15-31-15-58320-007-0010

Special Magistrate, Bart R. Valdes, heard testimony and reviewed all evidence received at the Special Magistrate hearing held on June 22, 2026, and, based on the evidence, the testimony of Andrew Morris, Applicant's Architect, Jarod Weaver, and Transportation Engineer, Tony Alex, P.E., and recommendations of City Staff in the Staff Report and Recommendations (the "Staff Report"), and all documents that were admitted into evidence, and written testimony from the affected party, Joann Klaben, enters the following findings of fact, conclusion of law and order.

### **FINDINGS OF FACT**

1. The application of Robert Bello, Jr. (the "applicant") presents the issue involving a variance from the requirements of the above stated Madeira Beach Code of Ordinances, requesting a variance to reduce front yard setback from 20 feet to 3 feet 4 inches, reduce the north side yard setback from 5 feet to 3 feet, reduce the south side yard corner lot setback from 10 feet to 3 feet, reduce the cross visibility area by 20 feet 11 inches, and rebuild after a catastrophic loss to allow a storm damaged building to be replaced with a new structure while decreasing setback nonconformities on all sides and eliminating ISR and parking nonconformities.

2. Special conditions and circumstances exist, as stated on the record, and in the Staff Report to justify the variance.

3. The property would be considered both a substandard and an irregularly shaped lot for two residential structures located on a corner lot. The existing residential density and structure footprint is protected by Sec. 110-96. Rebuilding after a catastrophic loss. The current at-grade residential structure encroaches into the public right-of-way, creating a safety hazard. Rebuilding the structure in the same footprint would not be possible and attempting to meet the required setbacks would not allow the property owner to retain the existing residential density. The proposed variance would allow for a reasonable use of the property.

4. The proposed variance would maintain the existing neighborhood character since other neighboring structures have similar setbacks. Removing the structure encroachment into the right-of-way will significantly improve intersection visibility safety, while maintaining the traditional development pattern of a block face.

5. The proposed replacement residential structure would be compliant with current FEMA, Florida Building Code, and Fire Code Requirements. The existing structure was built in 1938 and flooded during Hurricane Helene. The proposed replacement structure would be more disaster resistant than the existing structure.

6. The existing structure was built in 1938, which predates the Madeira Beach Land Development Regulations. The footprint of the existing structure encroaches into public right-of-way, and it would not be possible to rebuild a residential structure within the existing footprint. The property owner has the right to retain the residential density of their property because of Sec.

110-96. Rebuilding after a catastrophic loss. The variance request is not because of a self-created hardship.

7. Any property owner with an at-grade residential structure has the right to retain their residential density and rebuild back into the same footprint for single-family homes. The existing structure currently encroaches into the public right-of-way, and it would not be possible to build a new residential structure encroaching into public right-of-way. The proposed variance would allow for the construction of a single-family home that would not confer on the applicant any special privilege. Other neighboring properties are also able to use Section 110-96 - Rebuilding after a catastrophic loss to retain existing residential density. The proposed setbacks would not increase nonconformities and would bring the structure separation setback fully into compliance.

8. Any R-3, Zoning District property with an at-grade residential structure that was damaged during Hurricane Helene has the right to retain their existing residential density because of Section 110-96 - Rebuilding after a catastrophic loss. The existing footprint would not be buildable because of the right-of-way encroachments, and it would not be possible to build a new residential structure that would meet all the required setbacks because of the second structure on the lot. Literal interpretation of the Land Development Regulations would deny the property owner the right to retain the existing residential density.

9. The variance granted would be the minimum amount of variance required to make reasonable use of the land. Without granting the variance, it would not be possible for the property owner to retain the residential density that is protected by Section 110-96. - Rebuilding after a catastrophic loss. The proposed variance would be the minimum amount of variance required to protect retaining the existing residential density while reducing the nonconformities of the property.

10. The proposed variance would not be detrimental to public welfare or harmful to nearby property owners. The proposed variance would remove the encroachments into the public right-of-way of the existing structure. The new structure would allow for the required parking for both residential units for the property to be shifted under the new structure. Removing at-grade residential structures and replacing them with floodplain compliant structures would be in harmony with the general intent of the land development regulations related to variances.

### **CONCLUSION OF LAW**

1. Section 2-507 of the Madeira Beach Code of Ordinances authorizes variances from the terms of the City Land Development Regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary and undue hardship.

2. The applicant has the burden to establish the requirements for the variance. Here, the applicant meets the criteria for the variance as set forth in Section 2-507 of the Madeira Beach Code of Ordinances for the reasons set forth on the record at the hearing and herein.

**ORDER**

It is ADJUDGED that the application is GRANTED, allowing a variance from the zoning requirements of the Madeira Beach Land Development Regulations, with the following conditions: (1) The roof overhangs may extend 1 foot beyond the approved reduced setbacks for the building and they cannot extend into the public right-of-way; (2) The drainage system plan must be designed to make sure water will not drain onto the adjacent neighbor's property; and (3) The demolition permit for the at-grade residential structure must be applied for by September 25, 2026.

DONE AND ORDERED on July 6, 2026.



Bart R. Valdes  
Special Magistrate

Copies furnished to:

Tom Trask, City Attorney

Clara VanBlargan, City of Madeira Beach

Robert Bello, Jr.  
13301 Gulf Lane  
Madeira Beach, Florida 33708

Jane Graham, Esq.  
Sunshine City Law  
16703 Early Riser Ave., Ste. 272  
Land O'Lakes, FL 34638  
jane@sunshinecitylaw.com

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2026.015

Petitioner,

vs.

HAPPY HORSE LLC TRE  
and MILLS, ROBIN TRUST,  
350 Boca Ciega Dr.  
Madeira Beach, FL 33708,

Respondents.  
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**ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, 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. No one appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 350 Boca Ciega Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11**

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

**Sec. 14-68. – Same- Maintenance of vegetation, tress, plantings, and landscaping.**

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of

commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.

(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.

(3) No termite infested wood shall be kept on private property.

(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.

(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons on property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.

(8) Vegetation and organic material shall not block or obstruct the windows, doors, or other means of entrance or exit of any structure on private property.

(10) Hedges shall be maintained as provided in the Land Development Regulations.

(11) Any private property utilizing xeriscape principles shall be planted with plants, trees, bushes, shrubs, grass, ground cover, and vegetation which are generally accepted and recognized by xeriscape experts as being drought tolerant or native vegetation, suitable for the climate and environment of the property, an ecologically acceptable within this state. Furthermore, private property utilizing xeriscape principles shall be maintained according to an active and ongoing maintenance program which shall include periodic and necessary pruning, mowing, weeding, fertilizing, pest control, irrigation and irrigation adjustments, seeding and replanting.

**Sec. 14-69. - Same—Maintenance of the exterior of premises.**

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(5) Breaks, projections, obstructions, and other trip and fall hazards on walks, paths, steps, sidewalks, driveways, parking lots, parking areas, and other parts of premises accessible to and used by persons on the property are prohibited.

(7) Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitos and other insects.

(8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

**Sec. 14-70. - Same—General maintenance.**

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass,

loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(13) Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects.

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

8. On September 25, 2025, the Respondents and Property were previously found to be in violation of the same Sections of the Code of Ordinances of the City of Madeira Beach, and a prior Findings of Fact and Order was entered on November 17, 2025. As such, the Respondents and the Property are repeat violators and no further opportunity to cure the violation is required pursuant to Section 2-375(c), Code of Ordinances of the City of Madeira Beach.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in repeat violation of Section 14-68, 14-69, and 14-70, of the Code of Ordinances of the City of Madeira Beach.

10. A fine is imposed in the amount of \$500.00 per day, retroactive to May 18, 2026, as a result of the Respondents' repeat violation of Section(s) 14-68, 14-69, and 14-70, of the Code of Ordinances of the City of Madeira Beach, and the fine shall continue to accrue until such time as the property is brought into compliance. Additionally, an administrative fine may be imposed to cover the City's costs in bring this matter to hearing on separate occasions.

11. That the City of Madeira Beach may record this Order Imposing Administrative Fine and Certifying Lien in the Official Records of Pinellas County.

12. That upon recording, this Order Imposing Administrative Fine/Lien shall become a lien upon the above described real property, and other real property of Respondents in Pinellas County and any personal property of the Respondents, as provided by law.


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

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **HAPPY HORSE LLC TRE, and MILLS, ROBIN TRUST, 350 Boca Ciega Dr., Madeira Beach, FL 33708; and 360 Central Ave., Ste. 800, St. Petersburg, Florida 33701**, 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 6<sup>th</sup> day of July, 2026.



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Bart R. Valdes

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#### APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2026.006

Petitioner,

vs.

KIM APLIN,  
14016 N. Bayshore Dr.  
Madeira Beach, FL 33708,

Respondent.  
\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Deputy Cory Snyder, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 14016 N. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**GULF SHORES 3RD ADD REPLAT BLK L, LOT 12**

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

**Sec. 14-69. - Same—Maintenance of the exterior of premises.**

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and

welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(2) Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

(4) Holes, excavations, pits, and depressions which present a danger to persons or property on or near private property shall be filled or safely covered.

(8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

**Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.**

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.

(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.

(3) No termite infested wood shall be kept on private property.

(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.

(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons an property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.

(10) Hedges shall be maintained as provided in the Land Development Regulations.

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

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before July 23, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 14-69 and 14-68, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before July 23, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violations set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after July 23, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.


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

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Kim Aplin, 14016 N. Bayshore Dr., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a

Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-94

Petitioner,  
vs.

Nella Garofalo,  
315 140<sup>th</sup> Ave. N.  
Madeira Beach, FL 33708,

Respondent.  
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**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 315 140<sup>th</sup> Ave. N., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

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

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

**Sec. 14-70. - Same—General maintenance.**

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of

preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

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

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before July 22, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 14-70, of the Code of Ordinances of the City of Madeira Beach.


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

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

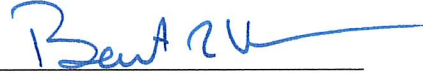
12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after July 22, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.

  
Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Nella Garofalo, 315 140th Ave. N., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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#### APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-153

Petitioner,  
vs.

DE CANDIDO, GABRIEL TRE  
DE CANDIDO, PATRICIA H TRE  
DE CANDIDO, GABRIEL A &  
PATRICIA H TRUST,  
530 Lillian Dr.  
Madeira Beach, FL 33708,

Respondents.  
\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. Wellington DeSalva appeared as the Respondents' Engineer on behalf of the Respondents.
3. No one provided public comment.
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 Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before August 6, 2026.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.


10. The Respondents shall correct the above stated violation on or before August 6, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and “after-the-fact” building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

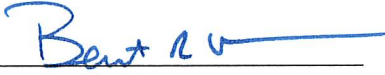
12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after August 6, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.

  
\_\_\_\_\_  
Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **DE CANDIDO, GABRIEL TRE, DE CANDIDO, PATRICIA H TRE, DE CANDIDO, GABRIEL A & PATRICIA H TRUST, 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 6<sup>th</sup> day of July, 2026.

  
Bart R. Valdes

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#### APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-162

Petitioner,

vs.

ELVIR, TORI  
ELVIR, OLBIN,  
15403 Gulf Blvd.  
Madeira Beach, FL 33708,

Respondents.  
\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. Tori Elvir appeared on behalf of the Respondents and admitted to the violation.
3. No one provided public comment.
4. The property in question is located at 15403 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**LONE PALM BEACH BLK 5, LOT 9 LESS RD R/W**

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

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace,

incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before August 6, 2026.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.


10. The Respondents shall correct the above stated violation on or before August 6, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and “after-the-fact” building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after August 6, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.


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

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.

  
\_\_\_\_\_  
Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **ELVIR, TORI, ELVIR, OLBIN, 15403 Gulf Blvd., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-

mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 6<sup>th</sup> day of July, 2026.

  
Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-182

Petitioner,

vs.

NOGAJ, CHRISTOPHER,  
13105 Boca Ciega Ave.  
Madeira Beach, FL 33708,

Respondent.  
\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 13105 Boca Ciega Ave., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF  
LOT 1 & RIP RTS**

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

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace,

incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before July 22, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.


10. The Respondent shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and “after-the-fact” building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after July 22, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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


DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Christopher Nogaj, 13105 Boca Ciega Ave., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission

to the City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708, on this 6<sup>th</sup> day of July, 2026.

  
Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-37

Petitioner,

vs.

LOPEZ, FELIX M  
TABAK, JESSICA ANNETTE  
GUERRA, VANESSA LYN LOPEZ,  
230 146<sup>th</sup> Ave. E.  
Madeira Beach, FL 33708,

Respondents.

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.
2. Felix Lopez appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 230 146<sup>th</sup> Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**SUNNY SHORES LOT 56**

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

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or

install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before July 22, 2026.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and “after-the-fact” building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after July 22, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

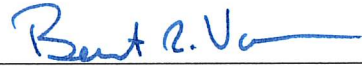
DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **LOPEZ, FELIX M, TABAK, JESSICA ANNETTE, GUERRA, VANESSA LYN**

**LOPEZ, 230 146<sup>th</sup> Ave. E., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal);** and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-161

Petitioner,

vs.

NASH, DALLAS  
CURTIS, RENA  
231 E. Madeira Ave.  
Madeira Beach, FL 33708,

Respondents.  
\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, 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 Taylor Davis, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 231 E. Madeira Ave., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**NORTH MADEIRA SHORES LOT 45**

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

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace,

incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before July 22, 2026.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after July 22, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

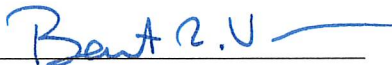
DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **NASH, DALLAS, CURTIS, RENA, 231 E. Madeira Ave., Madeira Beach, FL 33708; and 824 Boca Ciega Isle Dr., St. Peter Beach, FL 33706;** 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 6<sup>th</sup> day of July, 2026.

  
Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-18

Petitioner,  
vs.

MEDIA SOCIAL NETWORK LLC  
13100 Boca Ciega Ave.  
Madeira Beach, FL 33708,

Respondent.  
\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Taylor Davis, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. William Anthony Sivillo, Jr., provided public comment.
4. The property in question is located at 13100 Boca Ciega Ave., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 20**

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

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical

equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before July 22, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after July 22, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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


DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Media Social Network, LLC, 13100 Boca Ciega Ave., Madeira Beach, FL 33708; and 637 S. Fairfax Ave., unit 502, Los Angeles, CA 90036;** 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 6 day of July, 2026.

  
Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-26

Petitioner,

vs.

BILYK INVESTMENT GROUP LLC  
13123 4<sup>th</sup> St. E.  
Madeira Beach, FL 33708,

Respondent.

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Taylor Davis, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 13123 4<sup>th</sup> St. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5**

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

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical

equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before July 22, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.


10. The Respondent shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after July 22, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

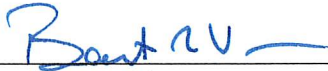
13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.

  
Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Bilyk Investment Group, LLC, 13123 4<sup>th</sup> St. E., Madeira Beach, FL 33708; and 5143 Crown Haven Dr., Kissimmee, FL 34746;** 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 6<sup>th</sup> day of July, 2026.

  
Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-44

Petitioner,

vs.

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT III  
VOLPE, JENNIFER A  
VOLPE, THERESA  
13406 Boca Ciega Ave.  
Madeira Beach, FL 33708,

Respondents.

\_\_\_\_\_ /

**ORDER OF CONTINUANCE**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, and the Special Magistrate being advised in the premises:

IT IS ORDERED AND ADJUDGED AS FOLLOWS:

1. The City's request to continue the hearing is hereby GRANTED.
2. This matter shall be continued to the hearing on **July 6, 2026, at 12:00 p.m.**, at 300 Municipal Drive, Madeira Beach, Florida 33708.

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



\_\_\_\_\_  
Bart R. Valdes  
Special Magistrate

Copies furnished to:

Thomas Trask, City Attorney

Clara VanBlargan, City of Madeira Beach

Holden Pinkard, Building Dept. Operations Coordinator

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT III

VOLPE, JENNIFER A  
VOLPE, THERESA  
13715 Gulf Blvd.  
Madeira Beach, FL 33708

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT III  
VOLPE JENNIFER A  
VOLPE, THERESA  
13406 Boca Ciega Ave.  
Madeira Beach, FL 33708

CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2025.006

Petitioner,

vs.

PRUITT, DEAN A.  
PRUITT, MARIA L.,  
545 150<sup>th</sup> Ave. E.  
Madeira Beach, FL 33708,

Respondents.  
\_\_\_\_\_/

**ORDER OF NON-COMPLIANCE AND  
ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, and the Special Magistrate having reviewed all filings, received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The Respondents and the property located at 545 150<sup>th</sup> Ave. E., Madeira Beach, FL 33708 (the "Property") were found to be in violation of Section(s) 34-129, of the Code of Ordinances of the City of Madeira Beach based on the Findings of Fact, Conclusion of Law and Order Imposing Fine dated February 11, 2026. The Property has not been brought into compliance.

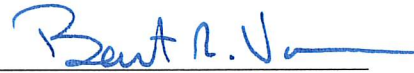
2. A fine is imposed in the amount of \$250.00, per day from February 25, 2026, through the date the Property is brought into compliance, as a result of the Respondents' violation of Section(s) 34-129, of the Code of Ordinances of the City of Madeira Beach.

3. If this fine is not paid within 30 days then the City of Madeira Beach may record this Order in the Official Records of Pinellas County.

4. Upon recording, this Order shall become a lien upon the above described real property, and other real property of Respondents in Pinellas County and any personal property of the Respondents, as provided by law.


5. 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 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **PRUITT, DEAN A., and PRUITT, MARIA L., 545 150th Ave. E., Madeira Beach, FL 33708; and 1336 Bayview Dr., Clearwater, FL 33756;** 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 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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#### 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.

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-167

Petitioner,

vs.

REAL ESTATE COMPANY, LLC,  
515 129<sup>th</sup> Ave. E.  
Madeira Beach, FL 33708,

Respondent.  
\_\_\_\_\_/

**ORDER OF NON-COMPLIANCE AND  
ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and the Special Magistrate having reviewed all filings, received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The Respondent and the property located at 515 129<sup>th</sup> Ave. E., Madeira Beach, FL 33708 (the "Property") were found to be in violation of Section(s) 14-130.2, 14-70, 14-71, and 86-52, of the Code of Ordinances of the City of Madeira Beach based on the Findings of Fact, Conclusion of Law and Order Imposing Fine dated April 14, 2026. The Property has not been brought into compliance.

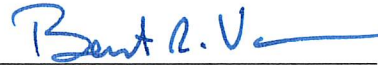
2. A fine is imposed in the amount of \$250.00, per day from May 6, 2026, through the date the Property is brought into compliance, as a result of the Respondent's violation of Section(s) 14-130.2, 14-70, 14-71, and 86-52, of the Code of Ordinances of the City of Madeira Beach.

3. If this fine is not paid within 30 days then the City of Madeira Beach may record this Order in the Official Records of Pinellas County.

4. Upon recording, this Order shall become a lien upon the above described real property, and other real property of Respondent in Pinellas County and any personal property of the Respondent, as provided by law.

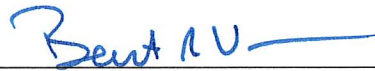
5. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **Real Estate Company, LLC, 515 129<sup>th</sup> Ave. E., Madeira Beach, FL 33708, and 204 S. Main St., Sioux Falls, SD 57104;** 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 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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#### 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.

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-178

Petitioner,

vs.

VIN INVESTMENT, LLC,  
575 Normandy Rd.  
Madeira Beach, FL 33708,

Respondent.  
\_\_\_\_\_ /

**ORDER OF COMPLIANCE**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The violation set forth in Madeira Beach Special Magistrate Order dated March 4, 2026, has been corrected. The property located at 575 Normandy Rd., Madeira Beach, Florida 33708, was brought into compliance on May 8, 2026.

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **Vin Investment, LLC, 575 Normandy Rd., Madeira Beach, FL 33708, and 7380 70<sup>th</sup> Ave. N., Pinellas Park, FL 33781;** 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 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special

Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-127

Petitioner,  
vs.

MADEIRA BEACH GETAWAY LLC,  
14503 N. Bayshore Dr.  
Madeira Beach, FL 33708,


Respondent.  
\_\_\_\_\_/

**ORDER OF COMPLIANCE AND  
ORDER IMPOSING FINE AND CERTIFYING LIEN**


THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The violation set forth in Madeira Beach Special Magistrate Order dated November 17, 2025, has been corrected. The property located at 14503 N. Bayshore Dr., Madeira Beach, Florida 33708, was brought into compliance on June 12, 2026.
2. A fine is imposed in the amount of \$100.00, per day from November 26, 2025, through June 12, 2026, as a result of the Respondent's violation of Section(s) 86-52 of the Code of Ordinances of the City of Madeira Beach. The total amount due is \$19,900.00.
3. If this fine is not paid within 30 days then the City of Madeira Beach may record this Order in the Official Records of Pinellas County.
4. Upon recording, this Order shall become a lien upon the above described real property, and other real property of Respondent in Pinellas County and any personal property of the Respondent, as provided by law.
5. 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 6<sup>th</sup> day of July, 2026.

  
\_\_\_\_\_  
Bart R. Valdes  
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **MADEIRA BEACH GETAWAY LLC, 14503 N. Bayshore Dr., Madeira Beach, FL 33708; and 4650 Huntington St. NE, St. Petersburg, FL 33703;** 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 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-129

Petitioner,

vs.

OCEAN ENTERPRISES LLC,  
101 & 107 154<sup>th</sup> Ave., 15398 2<sup>nd</sup> St. E.  
Madeira Beach, FL 33708,

Respondent.

**ORDER OF COMPLIANCE AND**  
**ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The violation set forth in Madeira Beach Special Magistrate Order dated November 17, 2025, has been corrected. The property located at 101 & 107 154<sup>th</sup> Ave., 15398 2<sup>nd</sup> St. E., Madeira Beach, Florida 33708, was brought into compliance on June 12, 2026.

2. A fine is imposed in the amount of \$250.00, per day from November 26, 2025, through June 12, 2026, as a result of the Respondent's violation of Section(s) 86-52 of the Code of Ordinances of the City of Madeira Beach. The total amount due is \$39,500.00.

3. If this fine is not paid within 30 days then the City of Madeira Beach may record this Order in the Official Records of Pinellas County.

4. Upon recording, this Order shall become a lien upon the above described real property, and other real property of Respondent in Pinellas County and any personal property of the Respondent, as provided by law.

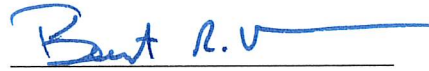
5. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **OCEAN ENTERPRISES LLC, 101 154<sup>th</sup> Ave., Madeira Beach, FL 33708, 107 154<sup>th</sup> Ave., Madeira Beach, FL 33708, 15398 2<sup>nd</sup> St. E., Madeira Beach, FL 33708, and 5424 Bayshore Blvd., Tampa, FL 33611;** 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 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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#### APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-144

Petitioner,

vs.

BARKER, MARY M.  
RAGAN, PHILIP K.,  
14097 E. Parsley Dr.  
Madeira Beach, FL 33708,


Respondents.

ORDER OF COMPLIANCE AND  
ORDER IMPOSING FINE AND CERTIFYING LIEN


THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The violation set forth in Madeira Beach Special Magistrate Order dated March 4, 2026, has been corrected. The property located at 14097 E. Parsley Dr., Madeira Beach, Florida 33708, was brought into compliance on June 12, 2026.
2. A fine is imposed in the amount of \$150.00, per day from March 26, 2026, through June 12, 2026, as a result of the Respondents' violation of Section(s) 110-719 of the Code of Ordinances of the City of Madeira Beach. The total amount due is \$11,700.00.
3. If this fine is not paid within 30 days then the City of Madeira Beach may record this Order in the Official Records of Pinellas County.
4. Upon recording, this Order shall become a lien upon the above described real property, and other real property of Respondents in Pinellas County and any personal property of the Respondents, as provided by law.
5. 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 6<sup>th</sup> day of July, 2026.

  
\_\_\_\_\_  
Bart R. Valdes  
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **Mary Barker and Philip Ragan, 14097 E. Parsley Dr., Madeira Beach, Florida 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 6<sup>th</sup> day of July, 2026.



\_\_\_\_\_  
Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-157

Petitioner,

vs.

TRADOR, PAUL  
TRADOR, KATHERINE,  
13414 Gulf Blvd.  
Madeira Beach, FL 33708,

Respondents.  
\_\_\_\_\_ /

**ORDER EXTENDING COMPLIANCE DEADLINE**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, on Respondents' Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondents, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondents' Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated April 14, 2026, is extended to July 22, 2026.

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **Paul and Katherine Trador, 13414 Gulf Blvd., Madeira Beach, FL 33708, and 10657 117<sup>th</sup> Ln., Seminole, FL 33778;** 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 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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## APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, Fla. Stat. (2024)

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-160

Petitioner,  
vs.

ROCHOWICZ, BRIAN  
ROCHOWICZ, LILIANA,  
14190 W. Parsley Dr.  
Madeira Beach, FL 33708,


Respondents.  
\_\_\_\_\_ /

**ORDER EXTENDING COMPLIANCE DEADLINE**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, on Respondents' Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondents, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondents' Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated March 4, 2026, is extended to July 23, 2026.

DONE AND ORDERED this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **Brian Rochowicz and Liliana Rochowicz, 14190 W. Parsley Dr., Madeira Beach, Florida 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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## APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, Fla. Stat. (2024)

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CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-26-27

Petitioner,

vs.

RED RIVER PROPERTY GROUP, LLC,  
13313 2<sup>nd</sup> St. E.  
Madeira Beach, FL 33708,

Respondent.  
\_\_\_\_\_ /

**ORDER OF NON-COMPLIANCE AND  
ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and the Special Magistrate having reviewed all filings, received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The Respondent and the property located at 13313 2<sup>nd</sup> St. E., Madeira Beach, FL 33708 (the "Property") were found to be in violation of Section(s) 86-52, of the Code of Ordinances of the City of Madeira Beach based on the Findings of Fact, Conclusion of Law and Order Imposing Fine dated April 14, 2026. The Property has not been brought into compliance.

2. A fine is imposed in the amount of \$250.00, per day from May 6, 2026, through the date the Property is brought into compliance, as a result of the Respondent's violation of Section(s) 86-52, of the Code of Ordinances of the City of Madeira Beach.

3. If this fine is not paid within 30 days then the City of Madeira Beach may record this Order in the Official Records of Pinellas County.

4. Upon recording, this Order shall become a lien upon the above described real property, and other real property of Respondent in Pinellas County and any personal property of the Respondent, as provided by law.

5. 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 6<sup>th</sup> day of July, 2026.



Bart R. Valdes  
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **Red River Property Group, LLC, 13313 2<sup>nd</sup> St. E., Madeira Beach, FL 33708, and 3635 Montana Ave., Billings, MT 59101**; 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 6<sup>th</sup> day of July, 2026.



Bart R. Valdes

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#### 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.

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