

From: [Thomas Trask](#)
To: [VanBlargan, Clara](#)
Cc: [Robin Gomez](#); [Pinkard, Holden](#)
Subject: FW: Request for Special Magistrate Lien Reduction
Date: Tuesday, July 15, 2025 11:52:32 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Clara,

The Scott Holcomb fine reduction request will be on the upcoming workshop agenda on July 23rd. Please include the email string below in the agenda package.



Thomas J. Trask, Esquire
Board Certified in City, County and Local Government Law
AV Preeminent® Rated Attorney
TRASK DAIGNEAULT, LLP
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From: Scott Holcomb <scott.holcomb@gmail.com>
Sent: Monday, June 16, 2025 12:19 PM
To: Thomas Trask <tom@cityattorneys.legal>
Cc: Robin Gomez <RGomez@madeirabeachfl.gov>; cvanblargan@madeirabeachfl.gov
Subject: Re: Request for Special Magistrate Lien Reduction

Thank you, Mr. Trask.

Scott Holcomb

From: Thomas Trask <tom@cityattorneys.legal>
Sent: Monday, June 16, 2025 11:21:41 AM
To: Scott Holcomb <scott.holcomb@gmail.com>
Cc: Robin Gomez <RGomez@madeirabeachfl.gov>; cvanblargan@madeirabeachfl.gov

<cvanblargan@madeirabeachfl.gov>

Subject: RE: Request for Special Magistrate Lien Reduction

Mr. Holcomb,

Your request for fine reduction will be discussed at the BOC workshop on July 23rd and put it on the regular BOC agenda on August 13th for the BOC to take action on the request.



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From: Scott Holcomb <scott.holcomb@gmail.com>

Sent: Monday, June 16, 2025 10:48 AM

To: Thomas Trask <tom@cityattorneys.legal>

Cc: Robin Gomez <RGomez@madeirabeachfl.gov>

Subject: Re: Request for Special Magistrate Lien Reduction

One last thing I forgot to mention is that I will be out of town from July 9 - July 18.

Thank you,

Scott Holcomb

Scott

From: Thomas Trask <tom@cityattorneys.legal>

Sent: Monday, June 16, 2025 10:39:16 AM

To: Scott Holcomb <scott.holcomb@gmail.com>

Cc: Robin Gomez <RGomez@madeirabeachfl.gov>

Subject: RE: Request for Special Magistrate Lien Reduction

Will do.



Thomas J. Trask, Esquire

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From: Scott Holcomb <scott.holcomb@gmail.com>

Sent: Monday, June 16, 2025 10:33 AM

To: Thomas Trask <tom@cityattorneys.legal>

Cc: Robin Gomez <RGomez@madeirabeachfl.gov>

Subject: Re: Request for Special Magistrate Lien Reduction

Mr. Trask,

That would be good.

Thank you,

Scott Holcomb

Scott

From: Thomas Trask <tom@cityattorneys.legal>

Sent: Monday, June 16, 2025 10:10:04 AM

To: Scott <scott.holcomb@gmail.com>

Cc: Robin Gomez <RGomez@madeirabeachfl.gov>

Subject: RE: Request for Special Magistrate Lien Reduction

Mr. Holcomb,

Thank you for your email. I cannot provide you with any legal advice as I represent the City of Madeira Beach. Would you like to proceed with having your request for fine reduction being placed on an upcoming Board of Commissioners meeting agenda for their consideration? As I mentioned in my previous email it will come with the staff recommendation to not reduce the fine below \$46,022.04. I will include your email requesting the fine reduction and your email from Sunday, June 15th in the agenda packet.



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From: Scott <scott.holcomb@gmail.com>
Sent: Sunday, June 15, 2025 12:24 PM
To: Thomas Trask <tom@cityattorneys.legal>
Cc: Robin Gomez <RGomez@madeirabeachfl.gov>
Subject: Re: Request for Special Magistrate Lien Reduction

Mr Trask,

Is there any other recourse that I may take to get the lien removed? I have lost my house due to the hurricanes and received a significant damage letter requiring me to build a house built in the 1960's to code which as you can imagine is going to be a financial hardship for me and my wife.

Additionally, I understand that it took awhile for me to come into compliance but there were many reasons for this. Some of these reasons are as follows:

- Misunderstanding of the process as a whole
- Issues with correspondence - I had asked that mail be sent to my permanent residence in Tampa, or emailed to me. This was not occurring early in the process so I missed one special magistrate meeting because I did not receive the correspondence from the City until after the meeting. In fact, when I watched the meeting on Youtube, you held up a certified receipt saying it was signed by me. This was not the case as no one was at the Madeira Beach property on the day the signature was dated. I brought this immediately to Mr. Gomez' attention. He assured me that no one at the City would have done it and he was going to approach the postal office supervisor as he felt the mailman must have signed the card.
- I was under the impression that my contractor, Ted Bociek, was working with the City's building department to see what we could do to get in compliance without having to remove the outdoor kitchen in its entirety. It was only at the following meeting where Mr. Bociek and I found out this was not the case.
- I had learned from watching a subsequent YouTube video of a Council meeting that the City was leaning towards passing a new ordinance that would allow for some type of outdoor kitchen. I immediately emailed the City to see what we would need to do in order to meet these new requirements. An in-person meeting with myself, Mr. Bociek, Mr. Gomez, and other City officials was held in the City's conference room where we discussed this.

As you can see from the points above, I was not just willfully thumbing my nose at the City. My goal was to see if there was a way to come into compliance without having to tear down the kitchen. In both watching meetings in person and on YouTube, it seemed to me that the City thought I was just willfully disregarding the situation and there is nothing further from the truth.

Lastly, in your email below, you mentioned that the "City staff will not support a settlement of the lien for any amount less than \$46,022.04." This was surprising to me because on the day I met with Mr. Gomez regarding the forged signature on the certified mail receipt, and to let him know I was just going to tear down the kitchen and be done with it, he stated to me that his recommendation would be that the lien be completely removed once I came into compliance.

Thank you for your consideration in this matter.

Scott Holcomb

From: Thomas Trask <tom@cityattorneys.legal>
Sent: Thursday, April 3, 2025 3:52:38 PM
To: scott.holcomb@gmail.com <scott.holcomb@gmail.com>
Cc: Robin Gomez <RGomez@madeirabeachfl.gov>
Subject: Request for Special Magistrate Lien Reduction

Mr. Holcomb,

I am the City Attorney for the City of Madeira Beach. In that regard I have been requested to respond to your letter of March 18, 2025. A copy of which I have attached. The code violations on your property existed for well over a year before you brought the property into compliance. As a result of your delayed compliance a substantial fine has accrued. As of March 13, 2025, the payoff on the fine was \$92,044.07. See below. After careful consideration of your request City staff will not support a settlement of the lien for any amount less than \$46,022.04. This figure represents a 50% reduction of the fine. Should you wish to accept the offer to settle at the stated figure city staff will need to complete the approval process. If the fine reduction is approved by the Board of Commissioners and you pay the stated figure, the City will issue a release of the lien and have it recorded in the Official Records of Pinellas County. Please forward all future communications directly to me.

SPECIAL MAGISTRATE LIEN

MADEIRA BEACH

John S. and Jennifer L. Holcomb
572 Johns Pass Ave

Case No. 2023.3608

as of: March 13, 2025

IN COMPLIANCE

Fine Start	11/23/2023
Fine Stop	11/13/2024
Rate	\$250.00
Principal	\$89,250.00
 Recording	 \$41.75

SUB TOTAL	\$89,291.75
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Interest Rate	0.000256986	(9.38% per annum)
Interest on Principal		\$22.94
Interest Start		11/14/2024
Today's Date		3/13/2025
Interest		\$2,752.32
 TOTAL		 \$92,044.07

	<p>Thomas J. Trask, Esquire Board Certified in City, County and Local Government Law AV Preeminent® Rated Attorney TRASK DAIGNEAULT, LLP Harbor Oaks Professional Center 1001 South Ft. Harrison Avenue, Suite 201 Clearwater, FL 33756 Phone: (727) 733-0494 (Ext. 103) Fax: (727) 733-2991 E-Mail: tom@cityattorneys.legal</p>
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