CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: 2026.009

Petitioner,

vs.

TAMPA HOME PRO, INC.
13495 Gulf Blvd.
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 September 28, 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. Chris Robinson, the Owner of the Property, appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 13495 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

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. 14-68. - 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.

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.

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 October 28, 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(s) 14-68, and 14-69, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before October 28, 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 $100.00 per day for the violations set forth in

Paragraph 6 above for each day the Respondent has failed to correct the violations after October 28, 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 2nd day of October, 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: **Tampa Home Pro, Inc., 13495 Gulf Blvd., Madeira Beach, FL 33708; and 110 Crenshaw Lake Rd., Ste. 200, Lutz, FL 33548;** 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 2nd day of October, 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).

CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131

SPECIAL MAGISTRATE
STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

CASE NO. 2026.009
DATE: 11/2/2026

RE: Property: 13495 Gulf Blvd, MADEIRA BEACH, FL 33708

Parcel #: 15-31-15-58320-010-0080

LEGAL DESCRIPTION: MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

Code(s) which have been violated: Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping. Sec. 14-69. - Same—Maintenance of the exterior of premises.

Violation Detail:

1. On 4/16/2026 I conducted an inspection of the property finding tall grass, trash and debris on the lot
2. On 4/21/2026 I mailed a Courtesy Letter to the listed property owner with the violation and corrective actions needed.
3. On 6/6/2026 neighboring business owner Michell Smith emailed city staff complaining about the condition of this lot.
4. On 8/18/2026 I received an email from Michelle Smith asking for assistance with some neighboring properties including 13495 Gulf Blvd, for its poor condition.

5. On 8/19/2026 I conducted an inspection on the property finding it to have tall grass and trash and debris on it.
6. On 8/19/2026 I mailed a Notice of Violation Letter for the violations, sending it both certified and regular mail. The Property had a 7 day reinspection period.
7. On 08/31/2026 I conducted a follow up inspection of the property finding it partially mowed with a large mound of vegetation, grass over 6 inches, trash, broken fencing, rebar and wood posts scattered or broken. The orange fencing was torn and scattered in the lot. The property was not in compliance.
8. A special magistrate hearing was set for September 28th, 2026 12:00 PM at Madeira Beach City Hall.
9. The Special Magistrate paperwork was mailed both regular and Certified mail on 9/15/2026.
10. The listed Property and City Hall were posted with the special magistrate paperwork.
11. On September 28th 2026, the property was found in violation of the listed ordinances. The Property was given 30 days to come into compliance.
12. On October 28th, 2026 the property was inspected by city staff and found to be IN COMPLIANCE.
13. On November 2nd 2026, the Special Magistrate paperwork was mailed Regular and Certified mail, Posted at City Hall and Posted on the property located at 13495 Gulf Blvd.
14. The Affidavit on compliance will be presented at the November 16th Special Magistrate Hearing at 2pm at Madeira Beach City Hall.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE MADEIRA BEACH SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

Deputy Cory Snyder, Community Policing Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 2, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.
TAMPA HOME PRO
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

CASE NO. 2026.009

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Deputy Cory Snyder, *Pinellas County Sheriff Deputy,* have personally examined the property described in

Madeira Beach Notice of Violation: 08-19-2026
Madeira Beach Special Magistrate Order: 10-28-2026

In the above-mentioned case and find that said property is in compliance with Sec. 14-68 and Sec. 14-69 of the Code of City of Madeira Beach, Florida, as of 10-28-2026.

Cory Snyder, Community Policing Officer

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 2nd day of November 2026, Cory Snyder personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Notary

MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131

SPECIAL MAGISTRATE
NOTICE OF HEARING

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

CASE # 2026.009

Petitioner,

vs.

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

Respondent,

RE: PROPERTY: 13495 Gulf Blvd
MADEIRA BEACH, FL 33708

Parcel #: 15-31-15-58320-010-0080

Legal Description: MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00 pm on **MONDAY** the **16TH** day of **November** ,2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail: Tall Grass, Weeds Trash and Debris.

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.

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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) 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.

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $500.00 per day against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may be presented to the Madeira Beach Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have to opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation, should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to insure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

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

Dated this 2nd day of November ,2026

Deputy Cory Snyder, Code Enforcement Officer

CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951

SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE

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

Case # 2026.009

Vs.

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

Respondent

RE: Property: 13495 Gulf blvd
MADEIRA BEACH, FL 33708

Parcel #: 15-31-15-58320-010-0080

LEGAL DESCRIPTION: MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

AFFIDAVIT OF SERVICE

I, Cory Snyderl, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statue 162.12,

On the 2nd day of November, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 2nd day of November, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 2nd _day of November, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 13495 Gulf Blvd, Madeira Beach Florida 33708 Parcel #15-31-15-58320-010-0080 in the City of Madeira Beach.

MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

On the 2nd day of November, 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Deputy Cory Snyder, Community Policing Officer

State of Florida
County of Pinellas
Before me on 2nd_day of November, 2026, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.

Notary

SEAL



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

TAMPA HOME PRO
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548

9590 9402 0194 6110 7902 88

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

9589 0710 5270 4375 7751 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

CERTIFIED MAIL

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11/02/2026 ZIP 33708
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US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

Name and address of violator(s):

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

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CITY OF MADEIRA BEACH FLORIDA
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Name and address of violator(s):

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LUTZ, FL 33548-6101


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CITY OF MADEIRA BEACH

City Of
Madeira Beach
FLORIDA

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CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131

SPECIAL MAGISTRATE
NOTICE OF HEARING

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

CASE # 2026.009

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E HEARING

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