



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 15-Sep-2026)

Parcel Number
15-31-15-58320-010-0080

- Owner Name
TAMPA HOME PRO INC
- Property Use
1000 Vacant Commercial Land
- Site Address
**13495 GULF BLVD
MADEIRA BEACH, FL 33708**
- Mailing Address
**110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101**
- Legal Description
MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
n/a

Heated SF	Gross SF	Living Units	Buildings
n/a	n/a	n/a	0

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22611/1811	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$726,240	\$726,240	\$726,240	\$726,240	\$726,240

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$854,500	\$854,500	\$854,500	\$854,500	\$854,500
2024	N	\$1,106,000	\$1,106,000	\$1,106,000	\$1,106,000	\$1,106,000
2023	N	\$890,000	\$890,000	\$890,000	\$890,000	\$890,000
2022	N	\$825,000	\$825,000	\$825,000	\$825,000	\$825,000
2021	N	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000

2025 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
26-Oct-2023	\$1,400,000	Q	I	ATBS FUTURE LLC	TAMPA HOME PRO INC	22611/1811
08-Oct-2018	\$800,000	Q	I	DOCTORS INN LLC	A T B S FUTURE LLC	20295/2688
13-Oct-2008	\$100	U	I	FEDOR ROBERT PAUL	DOCTORS INN LLC	16400/2250
28-Dec-1987	\$285,000	Q				06650/2166
30-Jun-1985	\$225,000	M				06005/1976

2026 Land Information

Land Area: $\cong$ 10,197 sf | $\cong$ 0.23 acres Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	120x89	\$80	10,680	SF	1.0000	\$854,400

2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
2024-3100-DEMO	DEMOLITION	10/17/2024	\$30,000
201010145	ROOF	05/17/2010	\$24,900
97543	ROOF	09/04/1997	\$11,699



CITY OF MADEIRA BEACH

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



COURTESY NOTICE LETTER TO PROPERTY OWNER

04/21/2026

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

IN REFERENCE TO THE FOLLOWING:

13495 GULF BLVD
MADEIRA BEACH, FL 33708

INSPECTION DATE: 4/21/2026

PARCEL NUMBER: 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 ENFORCEMENT CASE # 2026.009

Dear Property Owner/Occupant:

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

- Violations:

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) 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.

Mow, trim, and remove weeds as needed and at regular intervals. Repair or fix the silt fence where applicable.

The violation(s) must be corrected by: 5/1/2026

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

My phone number is listed below.

Thank you in advance for your prompt response.

Sincerely,

Deputy Cory Snyder
csnyder@pcsonet.com
Code Enforcement Officer
Telephone: (727) 391-9951





Fw: Neighboring Properties in disarray

From Snyder,Cory <csnyder@pcsonet.com>
Date Wed 8/19/2026 2:28 PM
To Snyder, Cory <csnyder@madeirabeachfl.gov>

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

Get [Outlook for iOS](#)

From: Mitchell,Bryan <bmittchell@pcsonet.com>
Sent: Wednesday, August 19, 2026 2:15 PM
To: Snyder, Cory <csnyder@madeirabeachfl.gov>
Subject: Fw: Neighboring Properties in disarray

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

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

Get [Outlook for iOS](#)

From: Snyder,Cory <csnyder@pcsonet.com>
Sent: Wednesday, 19 August 2026 09:13:50
To: Mitchell,Bryan <bmittchell@pcsonet.com>
Subject: FW: Neighboring Properties in disarray

fyi

From: Snyder,Cory
Sent: Wednesday, August 19, 2026 8:51 AM
To: Stefanie Schmidt <sschmidt@madeirabeachfl.gov>; Connor Christopher Mecko <cmecko2@madeirabeachfl.gov>
Subject: FW: Neighboring Properties in disarray

Stephanie or Conner,

WILL YOU PLEASE PUT THESE IN MGO

13495 GULF Corner lot Ill send a letter today GRASS, HOLES PITS

13418 1st st E Called property owners sister about back yard. She will try to get it done within the next week. May need 2 weeks. GRASS

From: Michele Smith <smith32usa@gmail.com>

Sent: Tuesday, August 18, 2026 6:50 PM

To: Snyder,Cory <csnyder@pcsonet.com>

Cc: Marci Forbes <MForbes@madeirabeachfl.gov>; mhelfrich@madeirabeachfl.gov; Laurie Davidson-Smith <officers@thewesteventspace.com>

Subject: Re: Neighboring Properties in disarray

Thank you for the update! Appreciate you all looking into these properties.

Michele Smith

727-480-1590

2x Olympic Gold Medalist

ESPN Analyst

The West Events

An Unrivaled Beachside Venue

727-363-4255

13435 Gulf Boulevard

Madeira Beach, FL 33708

www.thewesteventspace.com

Follow us on Instagram [here](#)

Sent from my iPhone

Please excuse any errors

On Aug 18, 2026, at 2:22 PM, Snyder,Cory <csnyder@pcsonet.com> wrote:

That on has been on our radar. We will start a city code case tomorrow.

From: Michele Smith <smith32usa@gmail.com>

Sent: Tuesday, August 18, 2026 4:52 PM

To: Snyder,Cory <csnyder@pcsonet.com>; Michele Smith <smith32usa@gmail.com>; Marci Forbes <MForbes@madeirabeachfl.gov>; mhelfrich@madeirabeachfl.gov

Cc: Laurie Davidson-Smith <officers@thewesteventspace.com>

Subject: Re: Neighboring Properties in disarray

Good afternoon Officer Snyder,

I'm forwarding the below emails to see if I can get some help or direction?

The lots at the corner of 135th and Gulf Blvd have been in disarray since the building was cleared. I'm not sure how it passed inspection as the ground was not

graded level and there are still tree roots and stumps on site and the silt fence is disintegrated.

As of the last month - The owner has obviously put up his own for sale by owner, but of course will do nothing to take care of the property. It's a commercial property so I would think he would be required to keep it kept up and not overrun with weeds and rodents.

We're a small business- The West Events and just asking for help.

In the past, I've helped our neighbors by helping them put their fences back up and helped with repairs wherever possible, but now many of these properties are abandoned, and nothing is being done to prevent the health hazard they're becoming to the neighborhood.

Some of the abandoned houses haven't even been remediated from the flood.

The fences in the alley keep falling down into the ally and I keep having to fix them, which is difficult not wanting to go on peoples properties.

Can you please just respond or give direction on what is being done, or could be done to remedy some of these issues.

Thank you

Michele Smith
727-480-1590
2x Olympic Gold Medalist
ESPN Analyst

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Sent from my iPhone
Please excuse any errors

On Aug 15, 2026, at 6:11 AM, Michele Smith <smith32usa@gmail.com> wrote:

Good morning Marci-

I hope you're well, I just wanted to follow up on my email below.

The neighboring properties are still a wreck if not more and I'm having to take care of them. The fence is leaning so far in the alley cars can barely pass by, the grass and weeds are overgrown.
Maybe we can jump on a call Monday to talk about things?

Thank you -

Michele Smith
727-480-1590
2x Olympic Gold Medalist
ESPN Analyst

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Sent from my iPhone
Please excuse any errors

On Jul 6, 2026, at 6:25 PM, Michele Smith
<smith32usa@gmail.com> wrote:

Hi Marci,

I hope you are well and had a great holiday weekend!

I wanted to reach out again about the neighborhood and the abandoned properties... they seem to be getting worse and not better or cleaned up. Have they been cited for code violations? It is really affecting our area. There are rats and animals and all sorts of issues which as I am sure you know isn't great for the already struggling businesses in the City. I would take any help you or someone, anyone can offer.

Could you help us try to get the owners to clean them up? [or update me on citations or code violations that have been issued?]

They are the properties plus others we have talked about. The old Doctors Inn that then became the Vet and now is a vacant lot but it was never demo'd correctly and has debris and tree trunks in it. Large grass piles and tall grass and unkept silt fencing so sand and dirt are

constantly blowing on our property and guests. The address is: 13495 Gulf Blvd.

The property at the corner of the alley at 13454 1st St E has a bunch of debris just sitting outside and not in a dump. [They are trying to clean up the house so hopefully it is removed soon but it's been there a while.]

Behind us in the alley there are a couple properties as well that have over grown yards, dead trees and the fences are dangerous and leaning into the alley; the structures are abandoned. I have personally fixed the fences of both properties numerous times because it is a hazard to people walking through the alley.

The addresses are: 13434 1st St E is an abandoned duplex and 13418 1st St E is an abandoned single family home.

Here are some pictures showing the mess this area has become. I was told my the previous City Managers they would be in touch with codes to make sure the owners are being notified to clean up their lots but I've not heard back from anyone.

Let me know if you want to speak, I am in town this week and could drop by.

Thank you for any help you can offer Marci.
[PS- I did reach out to Mike as well as I haven't talked to him since he got the CM job. Ive know him for years as a Treasure Island resident. :)]

Michele Smith
727-480-1590
ESPN Analyst
2X Olympic Gold Medalist

www.MicheleSmith.com

13495 Gulf Blvd. Madeira Beach is way overgrown again.

<image001.jpg>

13418 1st St E

<image002.jpg>

<image003.jpg>

<image004.jpg>

13434 1st St E

<image005.jpg>



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE NOTICE OF VIOLATION

08/19/2026

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

IN REFERENCE TO THE FOLLOWING:

13495 GULF BLVD
MADEIRA BEACH FL
33708

INSPECTION DATE: 8/19/2026

PARCEL NUMBER: 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

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2026.009

Dear Property Owner/Occupant:

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

Ordinance:

- Violations:

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.

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(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.

Mow, trim and remove weeds as needed, and at regular intervals. Repair or fix the silt fence where applicable.

(Code 1983, § 20-404; Ord. No. 1069, § 2,2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. [2018-07](#), § 1, 7-11-18)

The violation(s) must be corrected **8/26/2026** If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

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

Sincerely,
Deputy Snyder
Code Enforcement Deputy
Telephone: (727) 391-9951

Method of Delivery: ☐ Certified Mail ☐ Regular Mail

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

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









300 Municipal Drive
Madeira Beach, Florida 33708



quodient
FIRST-CLASS MAIL
IM1
\$000.78²
08/19/2026 ZIP 33708
043M31233717

US POSTAGE

08/19/2026
TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

IN REFERENCE TO THE FOLLOWING:

33605 GLEN BLVD

CERTIFIED MAIL



300 Municipal Drive
Madeira Beach, Florida 33708



9589 0710 5270 3775 0345 67



quodient
FIRST-CLASS MAIL
IM1
\$010.98²
08/19/2026 ZIP 33708
043M31233717

US POSTAGE

08/19/2026
TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

IN REFERENCE TO THE FOLLOWING:











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):

CASE NO. 2026.009

DATE: 09/15/2026

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

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

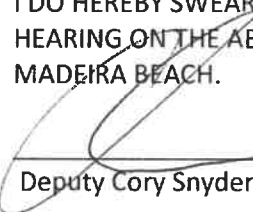
Code(s) which have been violated: Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping. Sec. 14-69. - Same—Maintenance of the exterior of premises.

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.

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



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 12:00 pm on **MONDAY** the **28TH** day of
SEPTEMBER, 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.

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- (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 15th day of SEPTEMBER, 2026


Deputy Cory Snyder, Code Enforcement Officer



300 Municipal Drive
Madeira Beach, Florida 33708



quodient

FIRST-CLASS MAIL

IMI

\$000.78

09/15/2026 ZIP 33708
043M31233717

US POSTAGE

Name and address of violator(s):

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



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 4375 7760 24



quodient

FIRST-CLASS MAIL

IMI

\$010.98

09/15/2026 ZIP 33708
043M31233717

US POSTAGE

Name and address of violator(s):

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



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 Snyder, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

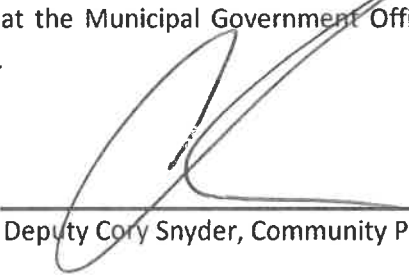
On the 15th day of SEPTEMBER, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 15th day of SEPTEMBER, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 15th day of SEPTEMBER 2026, 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 15th day of SEPTEMBER, 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

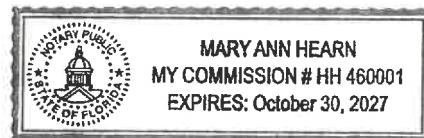
State of Florida

County of Pinellas

Before me on 15th day of September, 2026, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.


Notary

SEAL











CITY OF MADEIRA BEACH

COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 393-9951 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 12:00 pm on MONDAY the 28TH day of
SEPTEMBER, 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,