



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

09/03/2025

HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

IN REFERENCE TO THE FOLLOWING:

350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 09/03/2025

PARCEL NUMBER: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11
CODE ENFORCEMENT CASE # 2025.001

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:

Tall grass; weeds; Dying palm fronds; green pool; unsecured front door.

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.

(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 and 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.

303.1 Swimming Pools

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

PLEASE REMOVE DEAD PALM FRONDS, TRIM/MOW YARD, CLEAN GREEN POOL, AND REPAIR/SECURE FRONT DOOR.

The violation(s) must be corrected by: **09/14/2025**

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 Alex Siem
dsiem@pcsonet.com
Code Enforcement Officer
Telephone: (727) 391-9951 x 295











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 VIOLATION

9/25/2025
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

IN REFERENCE TO THE FOLLOWING:

350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 09/25/2025

PARCEL NUMBER: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE # 2025.001

Dear Property Owner/Occupant:

A reinspection of your property was conducted and revealed a violation(s) of the City Code of Ordinances. The following violation(s) were found to exist.

- Violations: Tall grass; weeds; dying palm fronds/tree debris; green pool; unsecured front door.

Ordinance:

- **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.

(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 and 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.

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- (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.

• **303.1 Swimming Pools (International Maintenance Code)**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Please have the property mowed, cleaned, tree debris picked up, clean and sanitize pool, and properly secure the residence.

The violation(s) must be corrected by **10/03/2025** . 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/Deputy Siem
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.







































9589 0710 5270 2237 2073 03

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

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

Sent To: **HAPPY HORSE LLC TRE**
 Street and Apt. No., or PO Box No. **360 CENTRAL AVE STE 800**
 City, State, ZIP+4® **ST PETE, FL 33701**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



300 Municipal Drive
 Madeira Beach, Florida 33708



9589 0710 5270 2237 2073 03

9/25/2025
 HAPPY HORSE LLC TRE
 MILLS, ROBIN TRUST
 360 CENTRAL AVE STE 800
 ST PETERSBURG, FL 33701-3984

NOTICE OF VIOLATION

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:

HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-
3984



9590 9402 8374 3156 7186 41

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2073 03

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



300 Municipal Drive
Madeira Beach, Florida 33708



quadiant

FIRST-CLASS MAIL
IMI

\$000.74⁰

09/25/2025 ZIP 33708
043M31233717

US POSTAGE

**SPECIAL MAGISTRAL
NOTICE OF VIOLATION**

9/25/2025

HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST

360 CENTRAL AVE STE 800

ST PETERSBURG, FL 33701-3004



CITY OF MADEIRA BEACH
COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 • FAX (727) 399-1131



COURTESY NOTICE
LETTER TO PROPERTY OWNER

09/03/2025
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

IN REFERENCE TO THE FOLLOWING:
350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 09/03/2025
PARCEL NUMBER: 15-31-15-65322-025-0110
LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLKY, LOT 11
CODE ENFORCEMENT CASE # 2025.001

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Special Magistrate - Courtesy Notice

Page 1 of 8



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 VIOLATION

9/25/2025
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

IN REFERENCE TO THE FOLLOWING:
350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 09/25/2025
PARCEL NUMBER: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLKY, LOT 11

SPECIAL MAGISTRATE - CODE ENFORCEMENT CASE # 2025.001

Dear Property Owner/Occupant:

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

Special Magistrate - Notice of Violation

Page 1 of 17

































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 AFFIDAVIT OF SERVICE

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

Case # 2020.216

Vs.

HAPPY HORSE LLC TRE MILLS, ROBIN TRUST
350 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2435

Respondent

RE: Property: 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435

Parcel #: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

AFFIDAVIT OF SERVICE

I, Alex Siem, Community Policing Deputy of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statue 162.12,

On the 16th day of October, 2025, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 16th day of October, 2025, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 16th day of October, 2025, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435 Parcel # 15-31-15-65322-025-0110 in the City of Madeira Beach.

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

On the 16th day of October, 2025, 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.

Alex Siem, Community Policing Deputy

State of Florida

County of Pinellas

Before me on 16th day of October, 2025, personally appeared Alex Siem 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) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2025.001

DATE: 10/16/2025

HAPPY HORSE LLC TRE MILLS, ROBIN TRUST
350 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2435

RE: Property: 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435

Parcel #: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

Code(s) which have been violated:

Violation Detail

1. On 9/03/25, I conducted an inspection on the listed property identifying the listed violations (Tall grass, weeds, dying palm fronds, green/black pool, unsecured front doors).
2. A Courtesy letter was mailed on 9/03/25. A re-inspection date of 9/25/25 was given.
3. On 09/25/25 a re-inspection was conducted, and the property was found to still be in violation.
4. A notice of violation letter was mailed to the property owners on 09/25/25 with a re-inspection date of 10/03/25.
5. On 10/15/2025, I conducted a final inspection of the listed property. The property was still in violation of the dying palm fronds, green/black pool, and unsecured doors (front and rear vegetations were trimmed).

6. On 10/16/2025, the notice of Hearing, Affidavit of Service, Statement of Violation and Affidavit of Posting was mailed both certified and regular.
7. On 10/16/2025 the affidavit of Posting was posted on the property.
8. On 10/16/2025 All Special Magistrate Paperwork was posted on the Property.
9. A special magistrate hearing was set for October 27th, 2025 12:00 PM.

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

Deputy Alex Siem, Community Policing Deputy



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
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SPECIAL MAGISTRATE NOTICE OF HEARING

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

CASE # 2025.001

Petitioner,

vs.

HAPPY HORSE LLC TRE MILLS, ROBIN TRUST
350 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2435

Respondent,

RE: PROPERTY: 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435

Parcel #: 15-31-15-65322-025-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm **MONDAY** the **27TH** day of **OCTOBER**, 2025, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail

Ordinance:

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

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- **303.1 Swimming Pools (International Maintenance Code)**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

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 16 day of October, 2025

Alex Siem, Code Enforcement Deputy