



Parcel Summary (as of 10-Jun-2026)

Parcel Map

Parcel Number

15-31-15-65322-025-0110

Owner Name

HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST

Property Use

0110 Single Family Home

Site Address

350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

Mailing Address

360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

Legal Description

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

Current Tax District

MADEIRA BEACH (MB)

Year Built

1948



Living SF	Gross SF	Living Units	Buildings
1,168	1,665	2	1

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
21898/2285	\$369,500	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/66

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$327,337	\$327,337	\$327,337	\$327,337	\$327,337

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$747,729	\$687,932	\$687,932	\$747,729	\$687,932
2023	N	\$625,393	\$625,393	\$625,393	\$625,393	\$625,393
2022	Y	\$631,798	\$436,006	\$386,006	\$492,891	\$386,006
2021	Y	\$499,258	\$408,849	\$358,849	\$420,738	\$358,849
2020	Y	\$386,801	\$386,801	\$336,801	\$361,801	\$336,801

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
13-Jan-2022	\$860,000	Q	I	BLACHLY TY J	HAPPY HORSE LLC TRUSTEE	21898/2285
18-Dec-2019	\$525,000	Q	I	MICHAELS TRISH	BLACHLY TY J	20824/1832
05-Nov-2015	\$129,000	U	I	HSBC BANK USA NATIONAL ASSOCIATION TRUSTEE	MICHAELS TRISH	18998/0667
31-Jul-2014	\$95,100	U	I	ADAMS TIMOTHY J	HSBC BANK USA NATIONAL ASSOCIATION TRUSTEE	18486/0755
05-May-1998	\$71,000	Q	I	FAHRENBRUCK JOSEPH RAYMOND JR	ADAMS, TIM J	10084/1333

2025 Land Information

Land Area: \cong 4,809 sf | \cong 0.11 acres

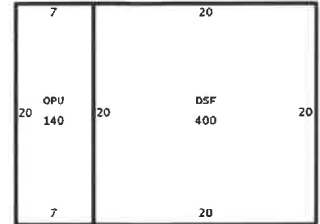
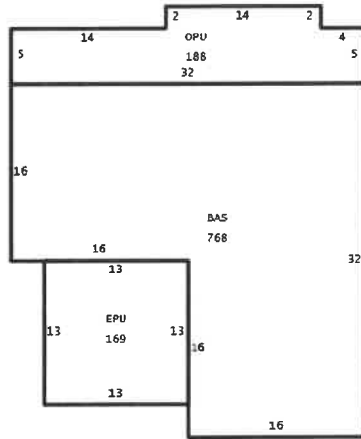
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	45x120	\$5,800	45.07	FF	1.1877	\$310,472

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	768	768
Floor System	Wood	Detached Semi-finished (DSF)	400	400
Exterior Walls	Frame Siding	Enclosed Porch Unfinished (EPU)	0	169
Unit Stories	1	Open Porch Unfinished (OPU)	0	328
Living Units	2	Total Area SF	1,168	1,665
Roof Frame	Gable Or Hip			
Roof Cover	Concrete Tile/Metal			
Year Built	1948			
Building Type	Single Family			
Quality	Average			
Floor Finish	Hard Tile/Wood/Marble			
Interior Finish	Upgrade			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	8			
Effective Age	18			



2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BBQ	\$16,000.00	1	\$16,000	\$12,800	2018
PATIO/DECK	\$47.00	296.0	\$13,912	\$11,130	2018
POOL	\$75,000.00	1	\$75,000	\$60,000	2018
PORCH	\$13.00	145.0	\$1,885	\$1,885	2018
SAUNA	\$13,000.00	1	\$13,000	\$9,620	2016

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
R20220673	ROOF	07/25/2022	\$21,998
BR3346	ADDITION/REMODEL/RENOVATION	01/29/2019	\$1,000
2611	POOL	05/15/2018	\$27,200
185	MISCELLANEOUS	01/05/2016	\$17,900
124	DEMOLITION	12/15/2015	\$0
PER-H-CB06-16764	DAMAGE FIRE/FLOOD/VEHICLE	09/27/2006	\$4,700
2419	MISCELLANEOUS	12/30/1899	\$1,500

2025 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Dec 31, 2025			
Pay this Amount	\$5096.16			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166445	* LE-37510	MB

* IBM SOUTHEAST EMPLOYEE'S FCU

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

PARCEL NO.: 15/31/15/65322/025/0110
SITE ADDRESS: 350 BOCA CIEGA DR, MADEIRA BEACH
PLAT: 23 PAGE: 66
LEGAL:
PAGE'S REPLAT
OF MITCHELL'S BEACH NO. 2
BLK Y, LOT 11

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	327,337	0	327,337	1,486.86
HEALTH DEPARTMENT	0.0713	327,337	0	327,337	23.34
EMS	0.8050	327,337	0	327,337	263.51
SCHOOL-STATE LAW	3.0450	327,337	0	327,337	996.74
SCHOOL-LOCAL BD.	3.2480	327,337	0	327,337	1,063.19
MADEIRA BEACH	2.7500	327,337	0	327,337	900.18
SW FLA WTR MGMT.	0.1831	327,337	0	327,337	59.94
PINELLAS COUNTY PLN.CNCL.	0.0175	327,337	0	327,337	5.73
JUVENILE WELFARE BOARD	0.8250	327,337	0	327,337	270.05
SUNCOAST TRANSIT AUTHORITY	0.7300	327,337	0	327,337	238.96
TOTAL MILLAGE	16.2172			GROSS AD VALOREM TAXES	\$5,308.50

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	\$0.00

TAXES BECOME DELINQUENT APRIL 1ST **COMBINED GROSS TAXES AND ASSESSMENTS** **\$5,308.50**

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to Pinellas County Tax Collector
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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 VIOLATION

05/26/2026

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: 05/18/2026

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 # 2026.015

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: **REPEAT VIOLATION**
- Tall grass; weeds; dying palm fronds/tree debris; green pool.

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.

- **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 (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 **06/3/2026** . 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

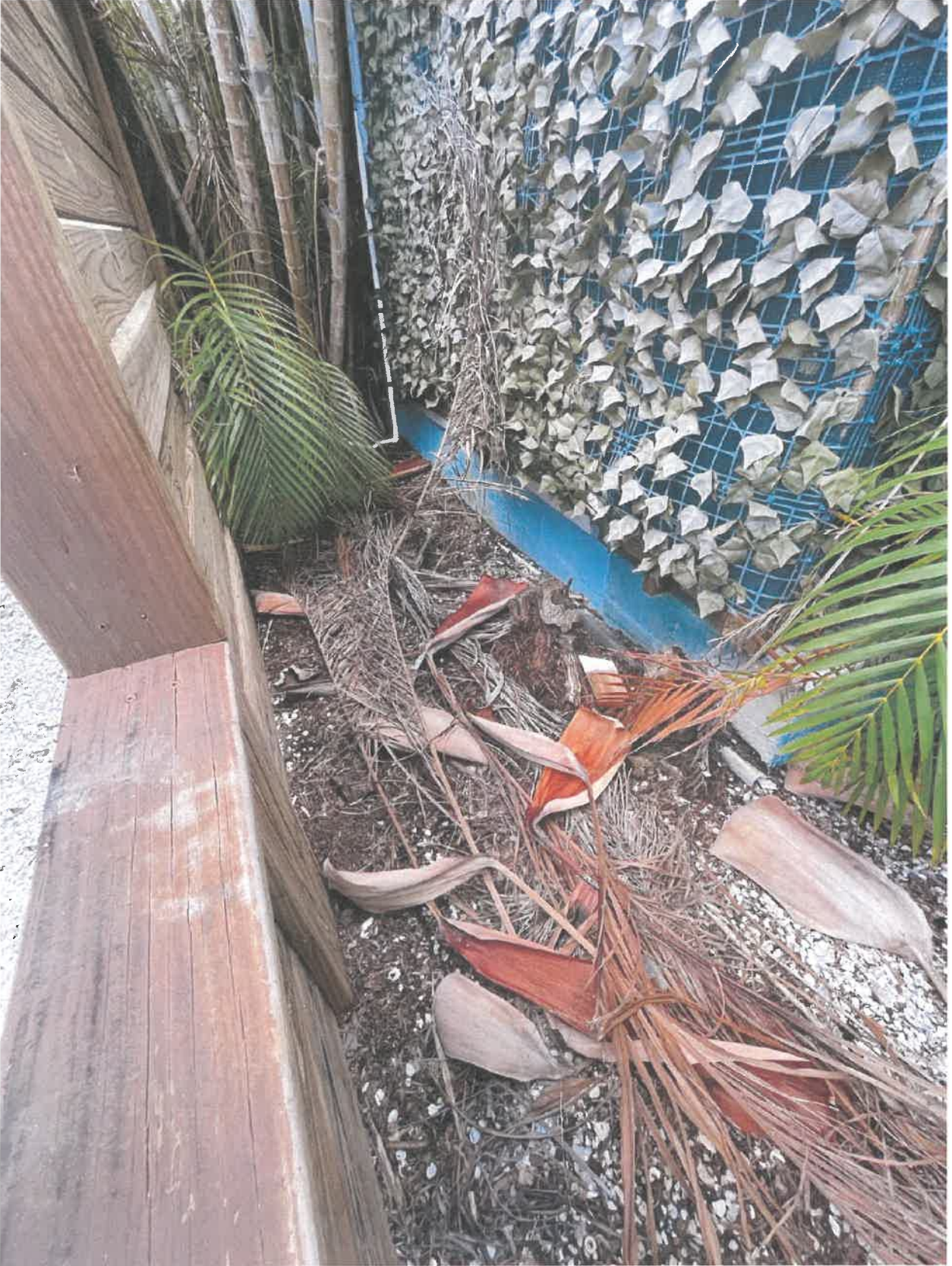
Method of Delivery: Certified Mail Regular Mail

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.*















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 # 2026.015

Vs.

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

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, Cory Snyder, Community Policing Deputy of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 10th day of June, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 10th day of June, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 10th day of June, 2026, 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 # 15-31-15-65322-0250110 in the City of Madeira Beach.

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

On the 10th day of June, 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.




Cory Snyder, Community Policing Deputy

State of Florida

County of Pinellas

Before me on 10th day of June, 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) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2026.015

DATE: 06/10/2026

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

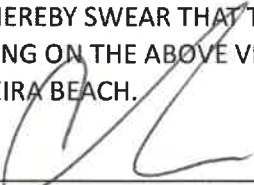
Code(s) which have been violated:

Violation Detail

1. On 10/27/2025, the listed property was taken to the special magistrate and as found in violation of Dead tree debris and a green/black algae ridden pool.
2. On 12/3/2025 Deputy Siem completed an Affidavit of Compliance reporting the property to be in compliance.
3. On 04/13/2026 neighbor Mike Cavallero emailed me reporting the pool was green again.
4. On 5/18/2026 I conducted an inspection of the property observing a green pool and dead and dying tree debris surround the property.

5. On 5/26/2026 I issued a Notice of violation letter to the property owner having a reinspection date of 6/3/2026.
6. On 06/09/2026, I conducted a reinspection of the listed property. The property was still in violation of the dying palm fronds, green/black pool.
7. On 6/10/2025, the notice of Hearing, Affidavit of Service, Statement of Violation and Affidavit of Posting was mailed both certified and regular.
8. On 6/10/2026 the affidavit of Posting was posted on the property.
9. On 6/10/2026 All Special Magistrate Paperwork was posted on the Property.
10. A special magistrate hearing was set for June 22th, 2026 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 Cory Snyder, Community Policing Deputy



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

05/26/2026
 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: 05/18/2026
 PARCEL NUMBER: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE 5 REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

SPECIAL MAGISTRATE - CODE ENFORCEMENT CASE # 2026.015

Dear Property Owner/Occupant:

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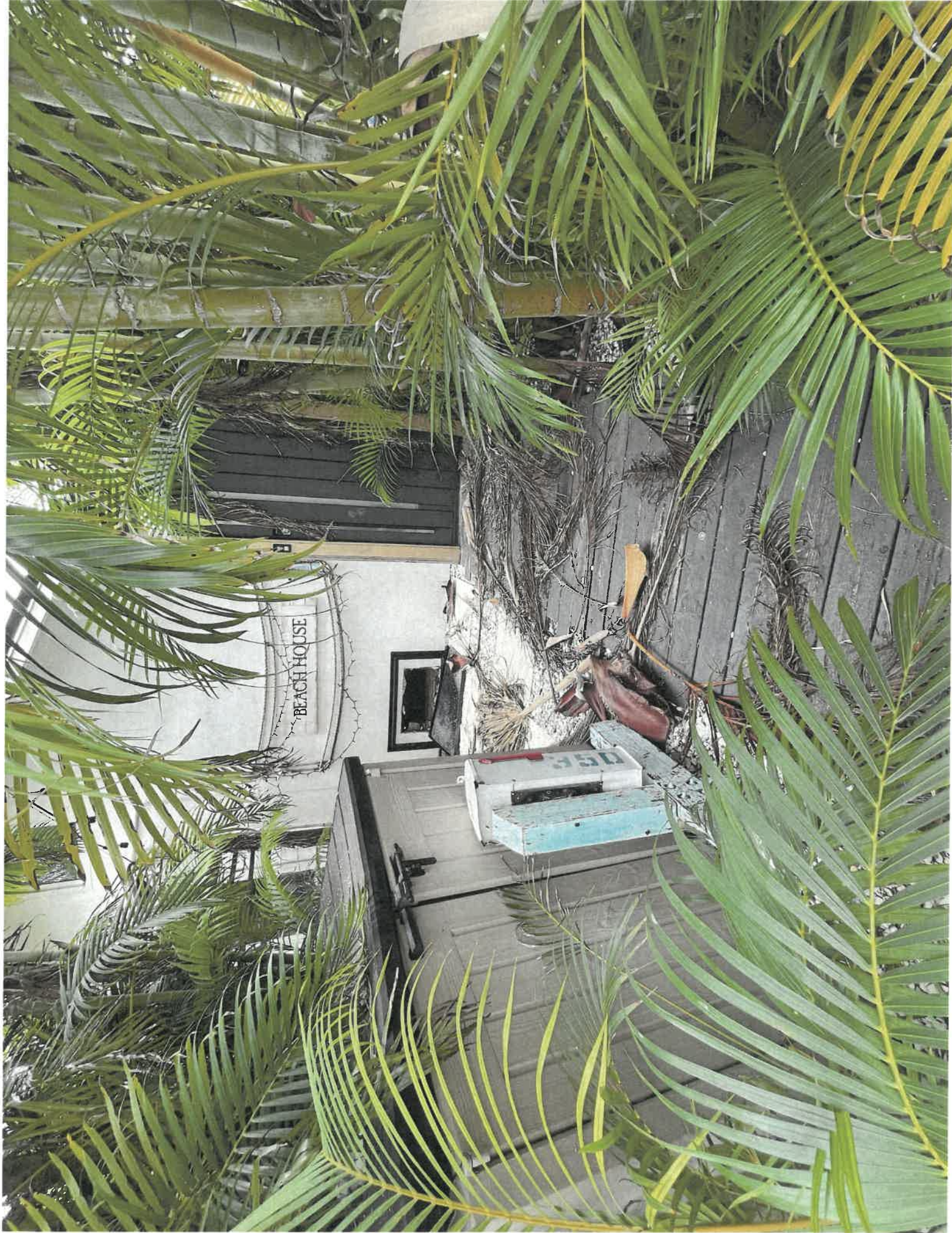
- Violations: REPEAT VIOLATION
- grass, weeds, dying palm fronds/tree debris, green pool

Ordinance:

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

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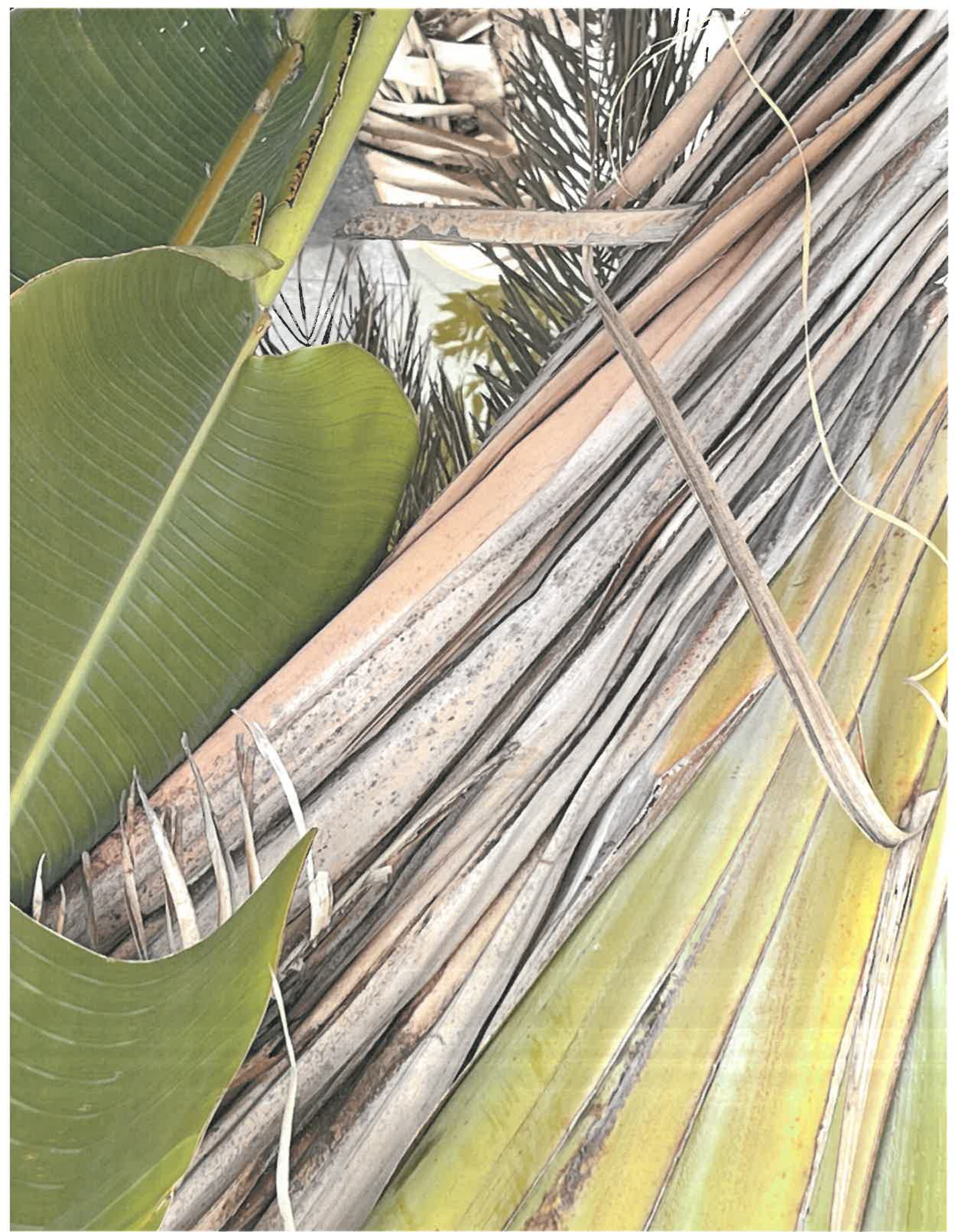






















300 Municipal Drive
Madeira Beach, Florida 33708

TAMPA FL 335
27 MAY 2026 PM 8



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FIRST-CLASS MAIL
IMI
\$001.03^g
05/26/2026 ZIP 33708
043M31233717

US POSTAGE

SPECIAL MAGISTRATE NOTICE

05/26/2026
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

UNDELIVERABLE
RETURN TO SENDER

NIXIE 339 FE 1 0006/04/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33708191600 *2701-05818-27-31

ANK
33701-398400
33708>1916



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL[®]



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TAMPA FL 335
27 MAY 2026 PM 8



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FIRST-CLASS MAIL
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05/26/2026 ZIP 33708
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US POSTAGE

SPECIAL MAGISTRATE NOTICE

05/26/2026
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
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NIXIE 339 FE 1 0006/04/26
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BC: 33708191600 *2101-07053-27-31

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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 # 2026.015

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 22TH day of

June, 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 : Maintenance of Vegetation, maintenance of pools.

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.

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(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 (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 10th day of June, 2026



Cory Snyder, Code Enforcement Deputy

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2025.001

Petitioner,
vs.

HAPPY HORSE LLC TRE
and MILLS, ROBIN TRUST,
350 Boca Ciega 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 October 27, 2025, 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 Alex Siem 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 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 a 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. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before November 26, 2025.

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 14-68, 14-69, and 14-70, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violations on or before November 26, 2025, 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 remove dead palm fronds, trim and mow the yard, clean the pool, and repair/secure front door.

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 violations set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after November 26, 2025, 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 17th day of November, 2025.

. CODE ENFORCEMENT SPECIAL MAGISTRATE CITY
OF MADEIRA BEACH

December 3, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 2025.001

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

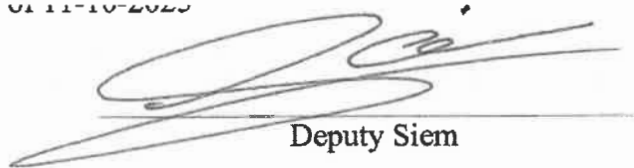
Respondents,

AFFIDAVIT OF COMPLIANCE

I, Dep. Siem, Pinellas County Sheriffdeputy, have personally examined the property described in

Notice of Violation: 09-25-2025 ,
Madeira Beach Special Magistrate Order: 11-17-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-68 of the Code of City of Madeira Beach, Florida, as of 11-10-2025

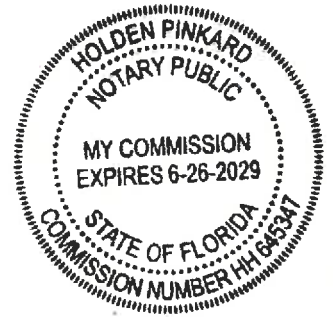

Deputy Siem

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on this 3rd day of December 2025, Deputy Siem personally appeared who executed the foregoing instrument and who is personally known to me.


Notary

SEAL



Petitioner,

vs.

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL, 33756-1232



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 # 2026.015

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 BLKY, LOT 11

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm, MONDAY the 22TH day of

June, 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 : Maintenance of Vegetation, maintenance of pools.



CITY OF MADEIRA BEACH
 COMMUNITY SERVICES - CODE ENFORCEMENT
 4170 MULCAHY DRIVE • MADEIRA BEACH, FLORIDA 32708
 (321) 951-4551 EXT 244 • FAX (321) 389-1131



SPECIAL MAGISTRATE NOTICE OF VIOLATION

TO: [REDACTED]
 10115 2016
 STE 920
 33701 5344

VIOLATION TO THE FOLLOWING:

SECTION 101.15(2)(b)

SECTION 101.15(2)(c)

SECTION 101.15(2)(d)

SECTION 101.15(2)(e)

SECTION 101.15(2)(f)

SECTION 101.15(2)(g)

SECTION 101.15(2)(h)

SECTION 101.15(2)(i)

SECTION 101.15(2)(j)

SECTION 101.15(2)(k)

SECTION 101.15(2)(l)

SECTION 101.15(2)(m)

SECTION 101.15(2)(n)

SECTION 101.15(2)(o)

SECTION 101.15(2)(p)

SECTION 101.15(2)(q)

SECTION 101.15(2)(r)

SECTION 101.15(2)(s)

SECTION 101.15(2)(t)

SECTION 101.15(2)(u)

SECTION 101.15(2)(v)

SECTION 101.15(2)(w)

SECTION 101.15(2)(x)

SECTION 101.15(2)(y)

SECTION 101.15(2)(z)

SECTION 101.15(2)(aa)

SECTION 101.15(2)(ab)

SECTION 101.15(2)(ac)

SECTION 101.15(2)(ad)

SECTION 101.15(2)(ae)

SECTION 101.15(2)(af)

SECTION 101.15(2)(ag)

SECTION 101.15(2)(ah)

SECTION 101.15(2)(ai)

SECTION 101.15(2)(aj)

SECTION 101.15(2)(ak)

SECTION 101.15(2)(al)

SECTION 101.15(2)(am)

SECTION 101.15(2)(an)

SECTION 101.15(2)(ao)

SECTION 101.15(2)(ap)

SECTION 101.15(2)(aq)

SECTION 101.15(2)(ar)

SECTION 101.15(2)(as)

SECTION 101.15(2)(at)

SECTION 101.15(2)(au)

SECTION 101.15(2)(av)

SECTION 101.15(2)(aw)



CITY OF MADEIRA BEACH
 COMMUNITY SERVICES - CODE ENFORCEMENT
 4170 MULCAHY DRIVE • MADEIRA BEACH, FLORIDA 32708
 (321) 951-4551 EXT 244 • FAX (321) 389-1131



SPECIAL MAGISTRATE

NOTICE OF HEARING

CITY OF MADEIRA BEACH
 COMMUNITY SERVICES
 4170 MULCAHY DRIVE, MADEIRA BEACH, FL 32708

PROPERTY OWNER: [REDACTED]
 10115 2016
 STE 920
 33701 5344

VIOLATION TO THE FOLLOWING:

SECTION 101.15(2)(b)

SECTION 101.15(2)(c)

SECTION 101.15(2)(d)

SECTION 101.15(2)(e)

SECTION 101.15(2)(f)

SECTION 101.15(2)(g)

SECTION 101.15(2)(h)

SECTION 101.15(2)(i)

SECTION 101.15(2)(j)

SECTION 101.15(2)(k)

SECTION 101.15(2)(l)

SECTION 101.15(2)(m)

SECTION 101.15(2)(n)

SECTION 101.15(2)(o)

SECTION 101.15(2)(p)

SECTION 101.15(2)(q)

SECTION 101.15(2)(r)

SECTION 101.15(2)(s)

