

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**09-31-15-00000-130-0200**[Compact Property Record Card](#)[Tax Estimator](#)**Updated November 18, 2023**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address <a href="#">Change Mailing Address</a>	Site Address
WOLFPACK HOLDINGS LLC 3309 W BAY TO BAY BLVD TAMPA FL 33629	15301 2ND ST E MADEIRA BEACH



[Property Use:](#) 0822 (Apartments (5-9 units))    Current Tax District: MADEIRA BEACH ([MB](#))    SF: 7,476    Total Gross SF: 8,544    x8

[click here to hide] **Legal Description**

PART OF NE 1/4 SEC 09-31-15 DESC AS BEG MOST S'LY COR OF LOT 38 OF LONE PALM BEACH 5TH ADD BLK 29 REPLAT TH N40D21'E 100FT TH S49D39'E 100FT TH S40D21'W 100FT TH N49D39'W 100FT TO POB

<a href="#">File for Homestead Exemption</a>			2024 Parcel Use	
Exemption	2024	2025		
Homestead:	No	No		
Government:	No	No	Homestead Use Percentage: 0.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%	
Historic:	No	No	Classified Agricultural: No	

**Parcel Information** [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
22586/0808	<a href="#">Sales Query</a>	121030278011	A	<a href="#">Current FEMA Maps</a>	/

**2023 Final Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value / Non-HX Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2023	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2022	No	\$1,907,000	\$1,007,930	\$1,007,930	\$1,907,000	\$1,007,930
2021	No	\$916,300	\$916,300	\$916,300	\$916,300	\$916,300
2020	No	\$1,009,622	\$1,001,000	\$1,001,000	\$1,009,622	\$1,001,000
2019	No	\$910,000	\$910,000	\$910,000	\$910,000	\$910,000
2018	No	\$892,000	\$871,200	\$871,200	\$892,000	\$871,200
2017	No	\$824,000	\$792,000	\$792,000	\$824,000	\$792,000
2016	No	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000
2015	No	\$665,000	\$665,000	\$665,000	\$665,000	\$665,000
2014	No	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
2013	No	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
2012	No	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000
2011	No	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
2010	No	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
2009	No	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
2008	No	\$975,000	\$975,000	\$975,000	\$975,000	\$975,000
2007	No	\$1,000,000	\$1,000,000	\$1,000,000	N/A	\$1,000,000
2006	No	\$910,000	\$910,000	\$910,000	N/A	\$910,000
2005	No	\$700,000	\$700,000	\$700,000	N/A	\$700,000
2004	No	\$620,000	\$620,000	\$620,000	N/A	\$620,000
2003	No	\$545,000	\$545,000	\$545,000	N/A	\$545,000
2002	No	\$484,000	\$484,000	\$484,000	N/A	\$484,000
2001	No	\$461,000	\$461,000	\$461,000	N/A	\$461,000
2000	No	\$397,100	\$397,100	\$397,100	N/A	\$397,100
1999	No	\$366,400	\$366,400	\$366,400	N/A	\$366,400
1998	No	\$348,500	\$348,500	\$348,500	N/A	\$348,500
1997	No	\$348,500	\$348,500	\$348,500	N/A	\$348,500
1996	No	\$348,500	\$348,500	\$348,500	N/A	\$348,500

**2023 Tax Information**

<a href="#">2023 Tax Bill</a>	Tax District: <a href="#">MB</a>
2023 Final Millage Rate	16.1412
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	

**Ranked Sales** (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
14 Mar 2022	21976 / 0253	\$2,600,000	Q	I
1972	03703 / 0915	\$142,830	Q	

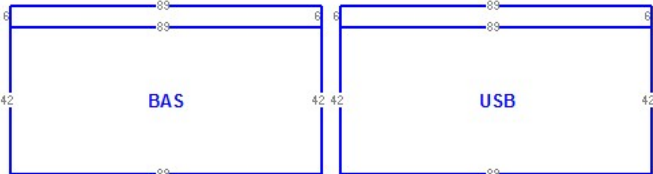
exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions.  
Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

2023 Land Information						
Seawall: No	Land Size		Unit Value		View: None	
	Frontage: Canal/River		Units			
<a href="#">Land Use</a>			<a href="#">Total Adjustments</a>		<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Multi-Fam <10 Units (08)	100x100	15000.00	100.0000	1.0000	\$1,500,000	FF

[click here to hide] 2024 Building 1 Structural Elements [Back to Top](#)  
Site Address: 15301 2ND ST E

Building Type: **Multiple Res. Apts. < 4 Stories Non - Res**

Quality: **Average**  
Foundation: **Continuous Footing**  
Floor System: **Slab On Grade**  
Exterior Wall: **Concrete Blk/Stucco**  
Roof Frame: **Flat**  
Roof Cover: **Built Up/Composition**  
Stories: **2**  
Living units: **8**  
Floor Finish: **Carpet Combination**  
Interior Finish: **Dry Wall**  
Fixtures: **39**  
Year Built: **1970**  
Effective Age: **40**  
Cooling: **Heat & Cooling Pkg**



[Compact Property Record Card](#)

[Open plot in New Window](#)

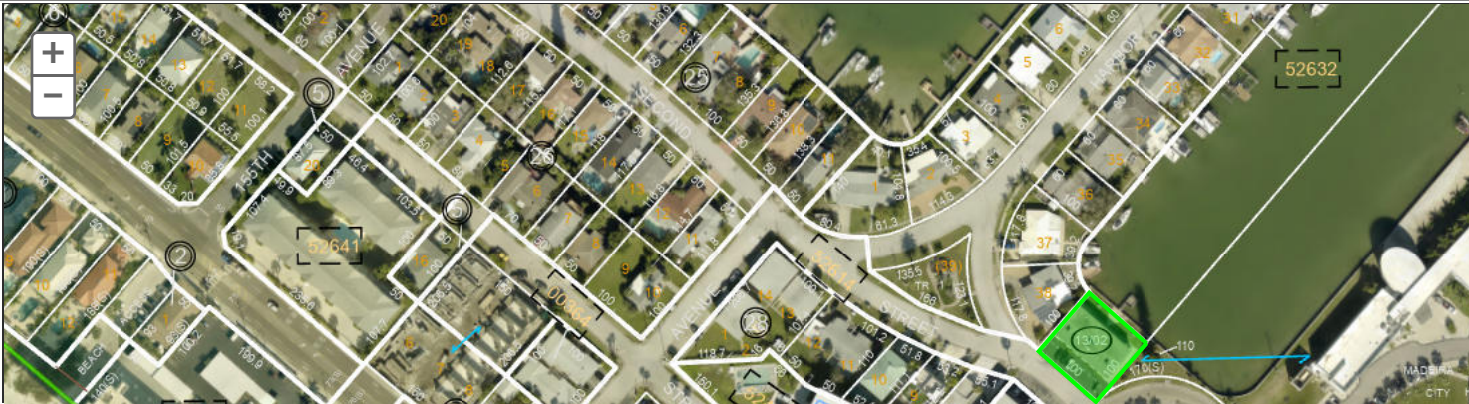
Building 1 Sub Area Information			
Description	<a href="#">Living Area SF</a>	<a href="#">Gross Area SF</a>	
<a href="#">Open Porch (OPE)</a>	0	1,068	
<a href="#">Base (BAS)</a>	3,738	3,738	
<a href="#">Upper Story (USB)</a>	3,738	3,738	
Total Living SF: <b>7,476</b>		Total Gross SF: <b>8,544</b>	

[click here to hide] 2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$140.00	216.00	\$30,240.00	\$12,096.00	1970
ASPHALT	\$4.00	2,500.00	\$10,000.00	\$10,000.00	0

[click here to hide] 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
MECH3851		15 Jul 2019	\$2,400
201400611	SHUTTERS	25 Aug 2014	\$27,273
<a href="#">PER-H-CB09-04729</a>	HEAT/AIR	16 Jun 2009	\$18,000
0802141	ROOF	10 Mar 2008	\$20,000
9800103	MISCELLANEOUS	05 Mar 1998	\$1,800
9700122	MISCELLANEOUS	18 Apr 1997	\$1,900





If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close

[Interactive Map of this parcel](#)

Map Legend

Sales Query.

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

**2023 DELINQUENT REAL ESTATE TAX****Charles W. Thomas, CFC, 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](https://pinellastaxcollector.gov)

• E-check - no fee • Credit card - 2.95% convenience fee

Face: \$39304.60	Cert #3849	If Received By	Jun 28, 2024	Jul 31, 2024	Aug 30, 2024
Rate: 0.25%	Bidder #3862303	Pay this Amount	\$41276.08	\$41276.08	\$41276.08

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R102706		MB

WOLFPACK HOLDINGS LLC  
3309 W BAY TO BAY BLVD  
TAMPA, FL 33629MAKE PAYMENT ONLY  
WITH CASHIER'S CHECK,  
OFFICIAL BANK DRAFT,  
MONEY ORDER OR CASHPARCEL NO.: 09/31/15/00000/130/0200  
SITE ADDRESS: 15301 2ND ST E, MADEIRA BEACH  
PLAT: UNREC  
LEGAL:  
PART OF NE 1/4 SEC  
09-31-15 DESC AS BEG  
MOST S'LY COR OF LOT 38 OF  
LONE PALM BEACH 5T  
SEE ADDITIONAL LEGAL ON TAX ROLL**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.7398	2,250,000	0	2,250,000	10,664.55
HEALTH DEPARTMENT	0.0713	2,250,000	0	2,250,000	160.43
EMS	0.8418	2,250,000	0	2,250,000	1,894.05
SCHOOL-STATE LAW	3.1900	2,250,000	0	2,250,000	7,177.50
SCHOOL-LOCAL BD.	2.7480	2,250,000	0	2,250,000	6,183.00
MADEIRA BEACH	2.7500	2,250,000	0	2,250,000	6,187.50
SW FLA WTR MGMT.	0.2043	2,250,000	0	2,250,000	459.68
PINELLAS COUNTY PLN.CNCL.	0.0210	2,250,000	0	2,250,000	47.25
JUVENILE WELFARE BOARD	0.8250	2,250,000	0	2,250,000	1,856.25
SUNCOAST TRANSIT AUTHORITY	0.7500	2,250,000	0	2,250,000	1,687.50
TOTAL MILLAGE 16.1412					GROSS AD VALOREM TAXES \$36,317.71

**NON-AD VALOREM ASSESSMENTS**

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

TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	\$36,317.71
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**2023 DELINQUENT REAL ESTATE TAX****Charles W. Thomas, CFC, Pinellas County Tax Collector**Pay in U.S. funds to **Charles W. Thomas, 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](https://pinellastaxcollector.gov)

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Rate: 0.25%	Bidder #3862303	Pay this Amount	\$41276.08	\$41276.08	\$41276.08

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R102706		MB

WOLFPACK HOLDINGS LLC  
3309 W BAY TO BAY BLVD  
TAMPA, FL 33629MAKE PAYMENT ONLY  
WITH CASHIER'S CHECK,  
OFFICIAL BANK DRAFT,  
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SITE ADDRESS: 15301 2ND ST E, MADEIRA BEACH  
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LEGAL:  
PART OF NE 1/4 SEC  
09-31-15 DESC AS BEG  
MOST S'LY COR OF LOT 38 OF  
LONE PALM BEACH 5T  
SEE ADDITIONAL LEGAL ON TAX ROLL



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

November 20, 2023

WOLFPACK HOLDINGS LLC  
3309 W BAY TO BAY BLVD  
TAMPA FL 33629  
Case Number: 2023.3711

**RE Property:** 15301 2<sup>nd</sup> St E      **Parcel #**09-31-15-00000-130-0200

**Legal Description:**

PART OF NE 1/4 SEC 09-31-15 DESC AS BEG MOST S'LY COR OF LOT 38 OF LONE PALM BEACH 5TH ADD BLK 29 REPLAT TH N40D21'E 100FT TH S49D39'E 100FT TH S40D21'W 100FT TH N49D39'W 100FT TO POB

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**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

**Violation Detail(s):**

Demolition/ Interior Remodel taken place at the property without the required building permit(s).

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. If a permit cannot be obtained, the structure/changes must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
December 4, 2023

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**Grace Mills, Code Compliance Officer II**  
**City of Madeira Beach**  
[gmills@madeirabeachfl.gov](mailto:gmills@madeirabeachfl.gov)  
**727.391.9951 ext. 298**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

December 6, 2023

WOLFPACK HOLDINGS LLC  
3309 W BAY TO BAY BLVD  
TAMPA FL 33629  
Case Number: 2023.3711

**RE Property:** 15301 2<sup>nd</sup> St E      **Parcel #**09-31-15-00000-130-0200

**Legal Description:**

PART OF NE 1/4 SEC 09-31-15 DESC AS BEG MOST S'LY COR OF LOT 38 OF LONE PALM BEACH 5TH ADD BLK 29 REPLAT TH N40D21'E 100FT TH S49D39'E 100FT TH S40D21'W 100FT TH N49D39'W 100FT TO POB

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Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
December 20, 2023

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**Grace Mills, Code Compliance Officer II**  
**City of Madeira Beach**  
[gmills@madeirabeachfl.gov](mailto:gmills@madeirabeachfl.gov)  
**727.391.9951 ext. 298**

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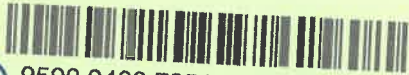
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**SENDER: COMPLETE THIS SECTION**

- 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:

Wolfpack Holdings LLC  
3309 W Bay To Bay Blvd  
Tampa FL 33629



9590 9402 7951 2305 9229 97

ex. 2023.3711

Article Number (Transfer from service label)

7022 2410 0002 9255 3480

**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

Registered 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



7022 2410 0002 9255 3480

Principal Drive  
St. Johns County, Florida 33708

December 6, 2023

WOLFPACK HOLDINGS LLC  
3309 W BAY TO BAY BLVD  
TAMPA FL 33629  
Case Number: 2023.3711





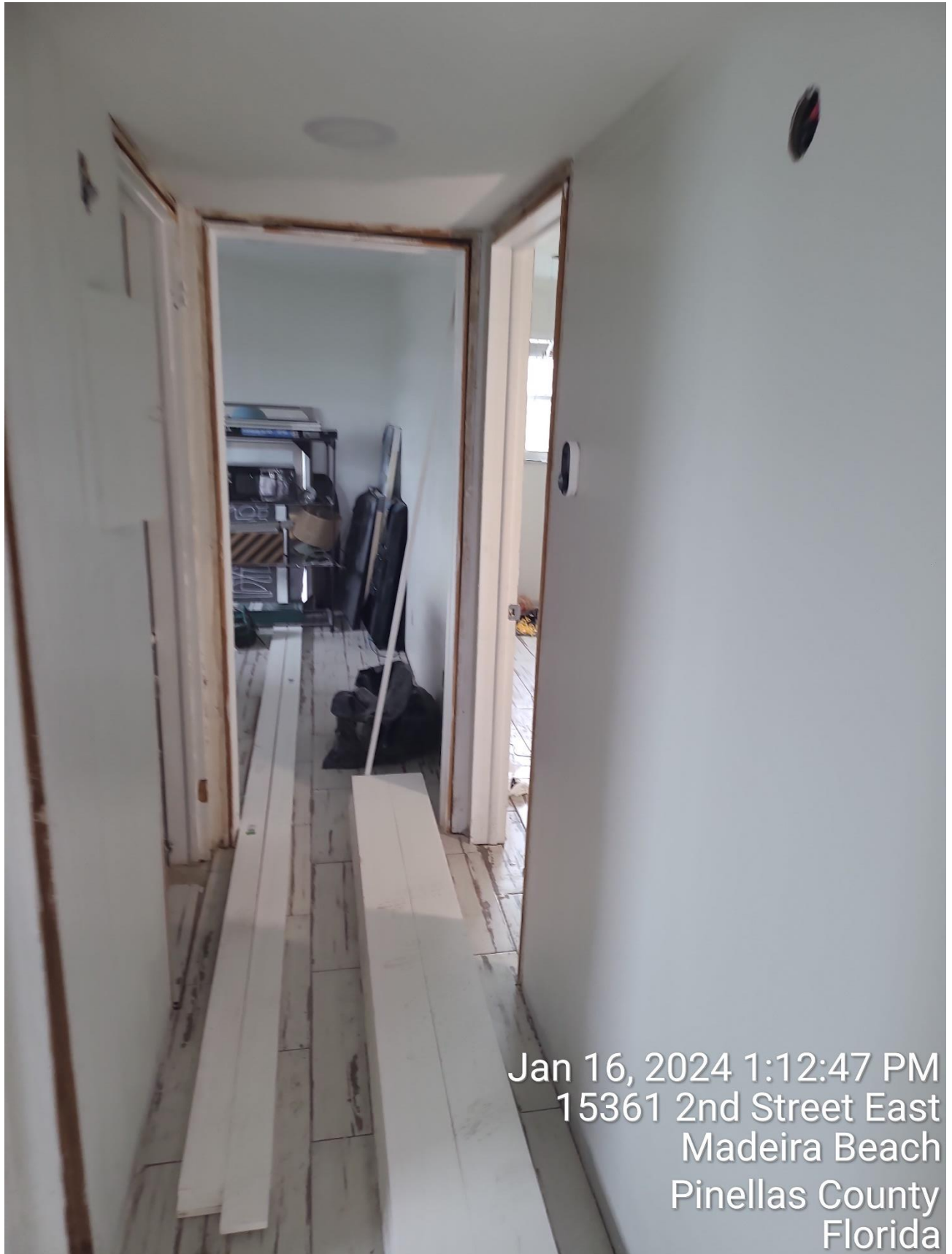


Jan 16, 2024 1:12:55 PM  
15361 2nd Street East  
Madeira Beach  
Pinellas County  
Florida



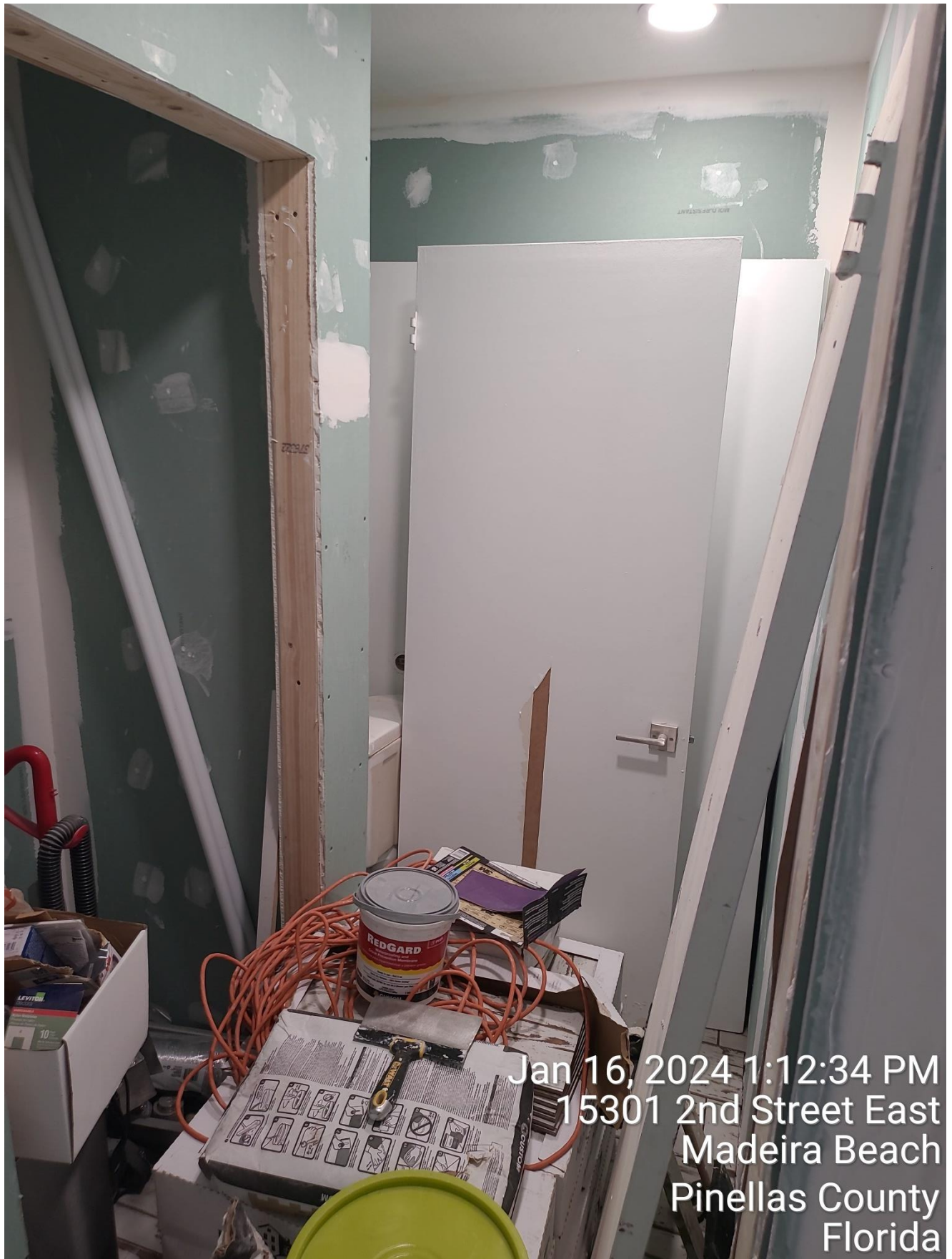
Jan 16, 2024 1:15:06 PM  
15361 2nd Street East  
Madeira Beach  
Pinellas County  
Florida





Jan 16, 2024 1:12:47 PM  
15361 2nd Street East  
Madeira Beach  
Pinellas County  
Florida





Jan 16, 2024 1:12:34 PM  
15301 2nd Street East  
Madeira Beach  
Pinellas County  
Florida

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH**

June 14, 2024  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3711

WOLFPACK HOLDINGS LLC  
3309 W BAY TO BAY BLVD  
TAMPA, FL 33629-7139

Respondents.

**RE Property:** 15301 2ND ST E

**Parcel #**09-31-15-00000-130-0200

**Legal Description:** PART OF NE 1/4 SEC 09-31-15 DESC AS BEG MOST S'LY COR OF LOT 38 OF LONE PALM BEACH 5TH ADD BLK 29 REPLAT TH N40D21'E 100FT TH S49D39'E 100FT TH S40D21'W 100FT TH N49D39'W 100FT TO POB

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**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

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 SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

  
Grace Mills, Code Compliance Officer  
City of Madeira Beach

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH**

June 14, 2024  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

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3309 W BAY TO BAY BLVD  
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**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **24<sup>th</sup>** day of June, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of



strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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 the 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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

Dated this 14 day of June, 2024.

  
Grace Mills, Code Compliance Officer  
City of Madeira Beach

**CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH**

June 14, 2024  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3711

WOLFPACK HOLDINGS LLC  
3309 W BAY TO BAY BLVD  
TAMPA, FL 33629-7139

Respondents.

**RE Property:** 15301 2<sup>nd</sup> St E

**Parcel #09-31-15-00000-130-0200**

**Legal Description: PART OF NE 1/4 SEC 09-31-15 DESC AS BEG MOST S'LY COR OF LOT 38 OF LONE PALM BEACH 5TH ADD BLK 29 REPLAT TH N40D21'E 100FT TH S49D39'E 100FT TH S40D21'W 100FT TH N49D39'W 100FT TO POB**

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**AFFIDAVIT OF SERVICE**

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 14 day of June, 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 14 day of June, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 14 day of June, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 15301 2<sup>nd</sup> St E , Parcel # 09-31-15-00000-130-0200 the City of Madeira Beach.

On the 14 day of June, 2024, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

Grace Mills  
Grace Mills, Code Compliance Officer  
City of Madeira Beach

**STATE OF FLORIDA**  
**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or      online notarization, this 14<sup>th</sup> day of June, 2024, by Grace Mills, who is personally known to me, or produced                      as identification. My Commission Expires: 03/15/27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison



**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:

Wolfpack Holdings LLC  
3309 W Bay to Bay Blvd  
Tampa FL 33629



9590 9402 7951 2305 9233 69

2. Article Number (Transfer from service label)

7019 1120 0000 4383 0418

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

**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

Domestic Return Receipt





CERTIFIED MAIL®



7019 1120 0000 4383 0418

Drive  
rda 33708

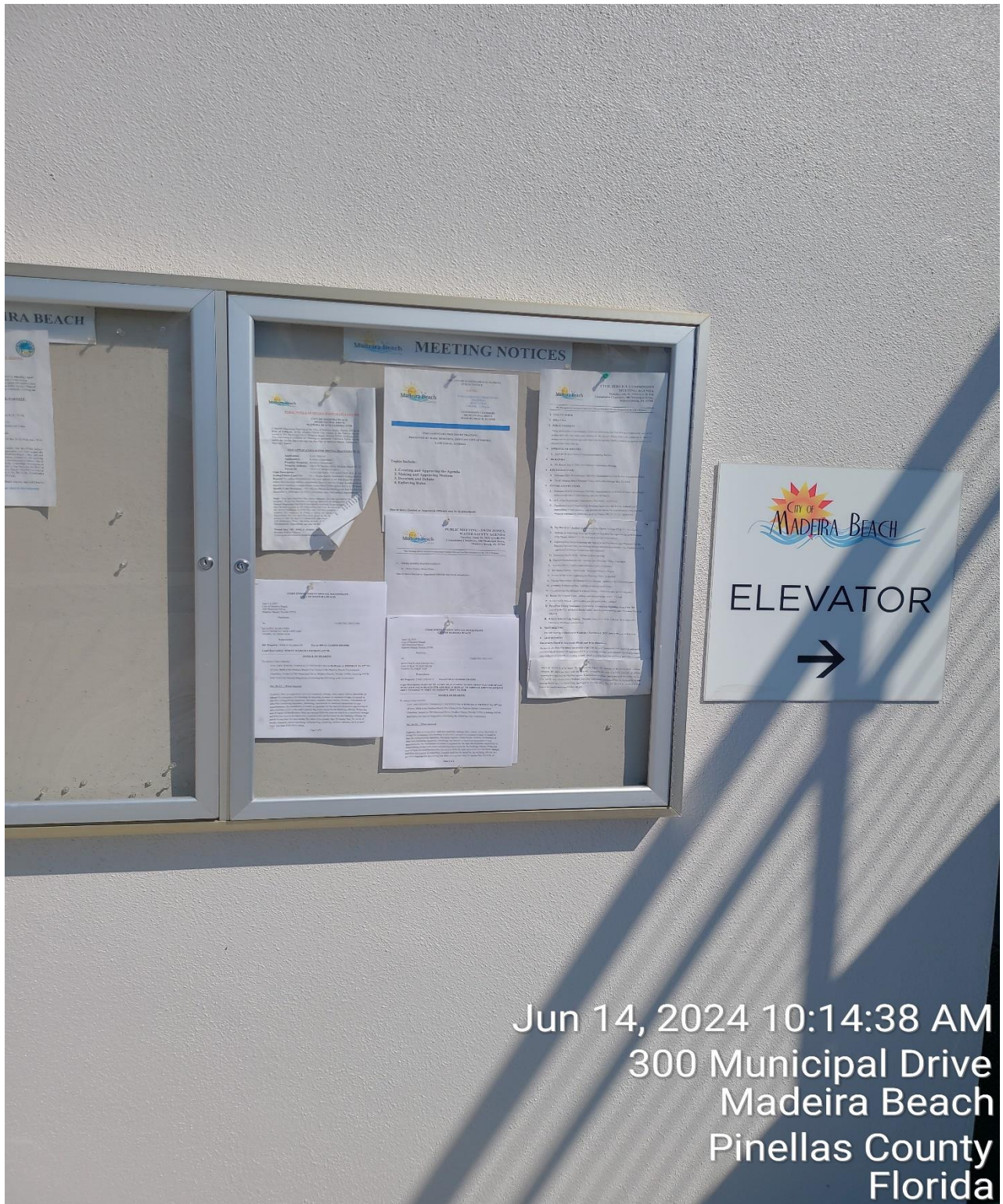
vs.

WOLFPACK HOLDINGS LLC  
3309 W BAY TO BAY BLVD  
TAMPA, FL 33629-7139



Jun 14, 2024 9:18:25 AM  
15301 2nd Street East  
Madeira Beach  
Pinellas County  
Florida





Jun 14, 2024 10:14:38 AM  
300 Municipal Drive  
Madeira Beach  
Pinellas County  
Florida