



JUNE SPECIAL MAGISTRATE- VARIANCE/SPECIAL EXCEPTION/CODE ENFORCEMENT MEETING AGENDA

**Monday, June 24, 2024 at 2:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. CALL TO ORDER

2. PUBLIC COMMENT

Public participation is encouraged. If you are addressing the Special Magistrate, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.

Public comment on agenda items will be allowed when they come up.

For any quasi-judicial hearings that might be on the agenda, an affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director, not less than five days prior to the hearing.

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. 2023.3709 14906 N Bayshore Dr

B. 2023.3711 15301 2nd St

C. VAR 2024-06 14050 W. Parsley Dr - POSTPONED

6. OLD BUSINESS

7. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes 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. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Grace Mills, Code Compliance II, at 727-391-9951 Ext 298 or 727-742-1645, or email a written request to gmills@madeirabeachfl.gov

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**09-31-15-60858-000-0980**[Compact Property Record Card](#)[Tax Estimator](#)**Updated November 15, 2023**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MCKENY, KARA ANN 502 S FREMONT AVE UNIT 1009 TAMPA FL 33606	14906 N BAYSHORE DR MADEIRA BEACH



[Property Use:](#) 0820 (Duplex-Triplex-Fourplex) Current Tax District: MADEIRA BEACH (MB) SF: 1,399 Total Gross SF: 1,399 x2

[click here to hide] **Legal Description**
NORTH MADEIRA SHORES LOT 98

File for Homestead Exemption			2024 Parcel Use	
Exemption	2024	2025		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
22567/1035	Sales Query	121030278012	A	Current FEMA Maps	23/68

2023 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$440,000	\$245,498	\$245,498	\$440,000	\$245,498

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	No	\$357,000	\$223,180	\$223,180	\$357,000	\$223,180
2021	No	\$211,600	\$202,891	\$202,891	\$211,600	\$202,891
2020	No	\$205,101	\$184,446	\$184,446	\$205,101	\$184,446
2019	No	\$167,678	\$167,678	\$167,678	\$167,678	\$167,678
2018	No	\$153,293	\$133,043	\$133,043	\$153,293	\$133,043
2017	No	\$130,170	\$120,948	\$120,948	\$130,170	\$120,948
2016	No	\$116,867	\$109,953	\$109,953	\$116,867	\$109,953
2015	No	\$99,957	\$99,957	\$99,957	\$99,957	\$99,957
2014	No	\$98,857	\$96,001	\$96,001	\$98,857	\$96,001
2013	No	\$88,719	\$87,274	\$87,274	\$88,719	\$87,274
2012	No	\$79,340	\$79,340	\$79,340	\$79,340	\$79,340
2011	No	\$93,181	\$93,181	\$93,181	\$93,181	\$93,181
2010	No	\$89,458	\$89,458	\$89,458	\$89,458	\$89,458
2009	No	\$107,822	\$107,822	\$107,822	\$107,822	\$107,822
2008	No	\$137,900	\$137,900	\$137,900	\$137,900	\$137,900
2007	No	\$182,800	\$182,800	\$182,800	N/A	\$182,800
2006	No	\$212,100	\$212,100	\$212,100	N/A	\$212,100
2005	No	\$165,800	\$165,800	\$165,800	N/A	\$165,800
2004	No	\$138,000	\$138,000	\$138,000	N/A	\$138,000
2003	No	\$115,300	\$115,300	\$115,300	N/A	\$115,300
2002	No	\$105,600	\$105,600	\$105,600	N/A	\$105,600
2001	Yes	\$88,100	\$82,300	\$57,300	N/A	\$57,300
2000	Yes	\$80,800	\$78,100	\$53,100	N/A	\$53,100
1999	Yes	\$75,600	\$75,200	\$50,200	N/A	\$50,200
1998	Yes	\$73,900	\$73,900	\$48,900	N/A	\$48,900
1997	Yes	\$73,200	\$73,200	\$48,200	N/A	\$48,200
1996	Yes	\$74,300	\$74,300	\$49,300	N/A	\$49,300

2023 Tax Information**2023 Tax Bill**

2023 Final Millage Rate Tax District: MB 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	Y/I
25 Aug 2023	22567 / 1035	\$135,000	U	I
19 Jul 2018	20144 / 0874	\$268,000	Q	I
23 Jul 2002	12122 / 2410	\$121,100	U	I
05 Jun 1990	07294 / 1628	\$95,500	Q	I

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.	06 Feb 1987	06422 / 0331	\$84,000	Q
	1978	04774 / 2166	\$49,000	Q

2023 Land Information					View: None	
Seawall: No	Frontage:					
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam <10 Units (08)	45x75	7800.00	45.0000	1.0000	\$351,000	FF

[\[click here to hide\] 2024 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 14906 N BAYSHORE DR

Building Type: Duplex - 4-Plex

Quality: Average

Foundation: Continuous Footing Poured

Floor System: Slab On Grade

Exterior Wall: Concrete Block

Roof Frame: Gable Or Hip

Roof Cover: Bu Tar & Gravel Alt

Stories: 1

Living units: 2

Floor Finish: Carpet/ Vinyl/Asphalt

Interior Finish: Drywall/Plaster

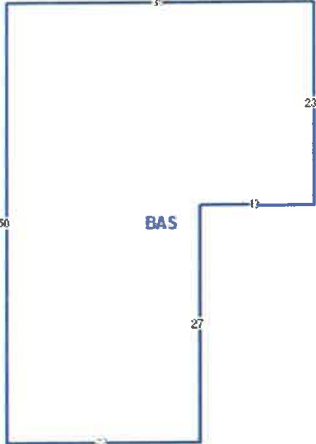
Fixtures: 6

Year Built: 1970

Effective Age: 51

Heating: Reverse Cyc/Wall Unit

Cooling: None



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	1,399	1,399
Total Living SF:	1,399	Total Gross SF: 1,399

[click here to hide] 2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$13.00	270.00	\$3,510.00	\$1,404.00	1993

[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
No Permit Data Found			





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](#)

Item 5A.

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

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- Credit card - 2.95% convenience fee

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

November 15, 2023

MCKENY, KARA ANN
502 S FREMONT AVE UNIT 1009
TAMPA FL 33606
Case Number: 2023.3709

RE Property: 14906 N Bayshore **Parcel #** 09-31-15-60858-000-0980

Legal Description: NORTH MADEIRA SHORES LOT 98

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

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).

Page 1 of 5

Violation Detail(s):

Decking on property without 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:
November 29, 2023

Grace Mills, Code Compliance Officer II
City of Madeira Beach
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 to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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).



Via Google Images December 2022

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Page 5 of 5

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

November 29, 2023

MCKENY, KARA ANN
502 S FREMONT AVE UNIT 1009
TAMPA FL 33606
Case Number: 2023.3709

RE Property: 14906 N Bayshore **Parcel #** 09-31-15-60858-000-0980

Legal Description: NORTH MADEIRA SHORES LOT 98

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

Follow up date:
December 14, 2023

Grace Mills, Code Compliance Officer II
City of Madeira Beach
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 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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Page 2 of 5



Via Google Images December 2022

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Page 5 of 5



7022 2410 0002 9255 3442

Item 5A.

al Drive
lorida 33708

November 29, 2023

MCKENY, KARA ANN
502 S FREMONT AVE UNIT 1009
TAMPA FL 33606
Case Number: 2023.3709

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:

McKenry, Kara ANN
502 S Fremont Ave
Unit 1009
Tampa, FL 33606



9590 9402 7951 2305 9230 31

2. Article Number (Transfer from service label)

7022 2410 0002 9255 3442

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☐ Signature Mail☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

**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. 2023.3709

MCKENY, KARA ANN
502 S FREMONT AVE UNIT 1009
TAMPA, FL 33606-4308

Respondents.

RE Property: 14906 N Bayshore Dr **Parcel #09-31-15-60858-000-0980**

Legal Description: NORTH MADEIRA SHORES LOT 98

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,

vs.

CASE NO. 2023.3709

MCKENY, KARA ANN
502 S FREMONT AVE UNIT 1009
TAMPA, FL 33606-4308

Respondents.

RE Property: 14906 N Bayshore Dr **Parcel #09-31-15-60858-000-0980**

Legal Description: NORTH MADEIRA SHORES LOT 98

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **24th** 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 Maderia Beach within five (5) days at 300 Municipal Drive, Maderia 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 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3709

MCKENY, KARA ANN
502 S FREMONT AVE UNIT 1009
TAMPA, FL 33606-4308

Respondents.

RE Property: 14906 N Bayshore Dr **Parcel #09-31-15-60858-000-0980**

Legal Description: NORTH MADEIRA SHORES LOT 98

AMENDED 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 14906 N Bayshore Dr, Parcel # 09-31-15-60858-000-0980
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 19TH day of JUNE, 2024, by Grace
 Mills, who is personally known to me or produced _____ as identification. My
 Commission Expires: 06/26/2024

Notary Public- State of Florida

[Signature]

Print or type Name.

HOLDEN PINKARD





7019 1120 0000 4383 0401

Drive
ida 33708

Item 5A.

MCKENY, KARA ANN
502 S FREMONT AVE UNIT 1009
TAMPA, FL 33606-4308

Respondents.

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:

McKenry, Kara Ann
502 S Fremont Ave
Unit 1009
Tampa, FL 33606



9590 9402 7951 2305 9233 52

2. Article Number (Transfer from service label)

7014 1120 0000 4383 0401

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

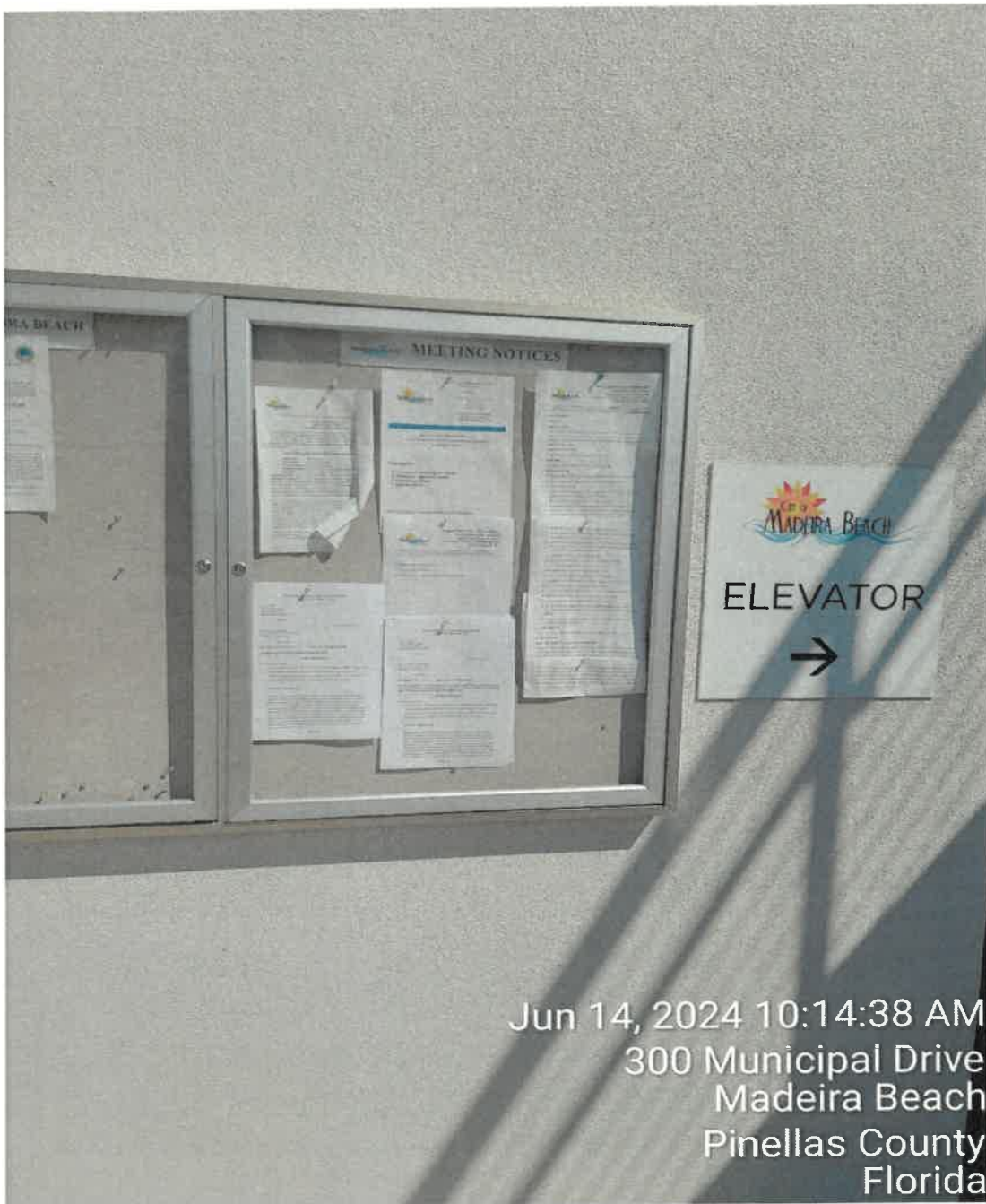
3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery or \$500 | |

Domestic Return Receipt



Jun 14, 2024 9:22:51 AM
14906 North Bayshore Drive
Madeira Beach
Pinellas County
Florida

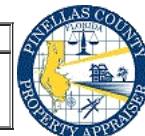


[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact](#)

Item 5B.

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 Change Mailing Address	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

File for Homestead Exemption			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	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
22586/0808	Sales Query	121030278011	A	Current FEMA Maps	/

2023 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
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	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
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

[2023 Tax Bill](#) Tax District: [MB](#)
 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	

2023 Land Information						
Seawall: No	Land Size		Unit Value		Adjusted Value	
	100x100		15000.00		\$1,500,000	
	100.0000		1.0000		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

6

88

88

42

42

88

6

BAS

6

88

88

42

42

88

6

USB

Compact Property Record Card

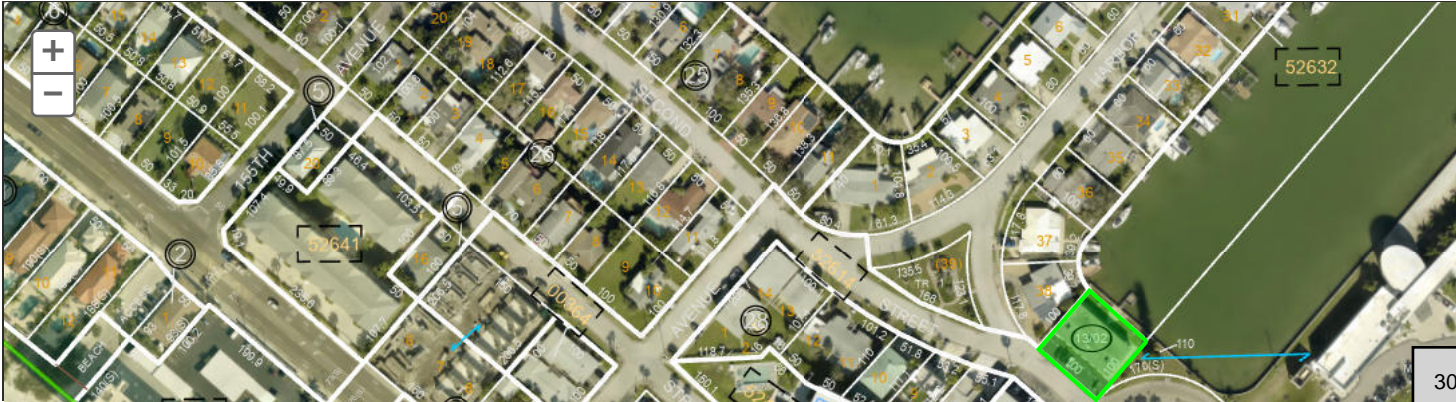
Building 1 Sub Area Information			Gross Area SF	
Description	Living Area SF			
Open Porch (OPE)	0			1,068
Base (BAS)	3,738			3,738
Upper Story (USB)	3,738			3,738
Total Living SF: 7,476			Total Gross SF: 8,544	

[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
PER-H-CB09-04729	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



Item 5B.



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 Ass*Pay online at pinellastaxcollector.gov Item 5B.
• 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
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TAMPA, FL 33629MAKE PAYMENT ONLY
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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 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

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

Grace Mills, Code Compliance Officer II
City of Madeira Beach
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 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 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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December 20, 2023

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City of Madeira Beach
gmills@madeirabeachfl.gov
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PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT BOTTOM

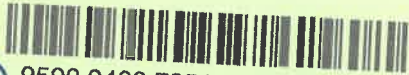
Item 5B.

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

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

Registered Mail Restricted Delivery

over \$500

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



7022 2410 0002 9255 3480

Item 5B.

Principal Drive
Tampa, Florida 33708

December 6, 2023

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



Jan 16, 2024 1:12:59 PM
15361 2nd Street East
Madeira Beach
Pinellas County
Florida



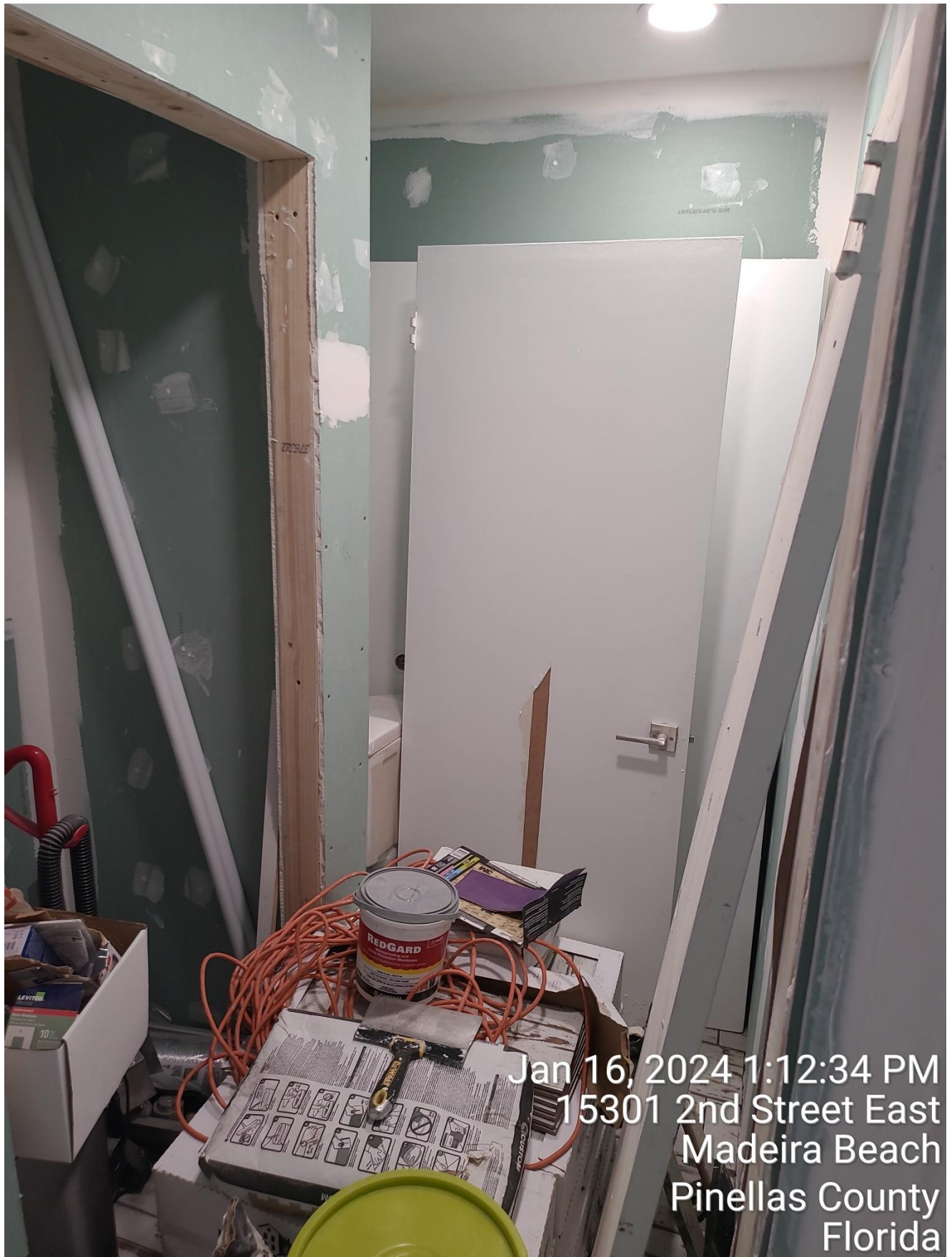
Jan 16, 2024 1:12:55 PM
15361 2nd Street East
Madeira Beach
Pinellas County
Florida



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

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

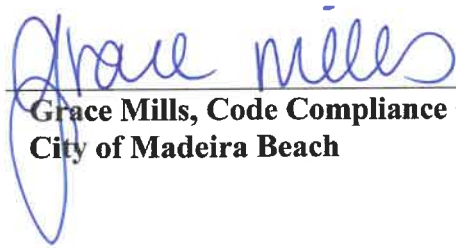
During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

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,

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

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **24th** 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 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

AFFIDAVIT OF SERVICE

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, depose 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 2nd 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 14th 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

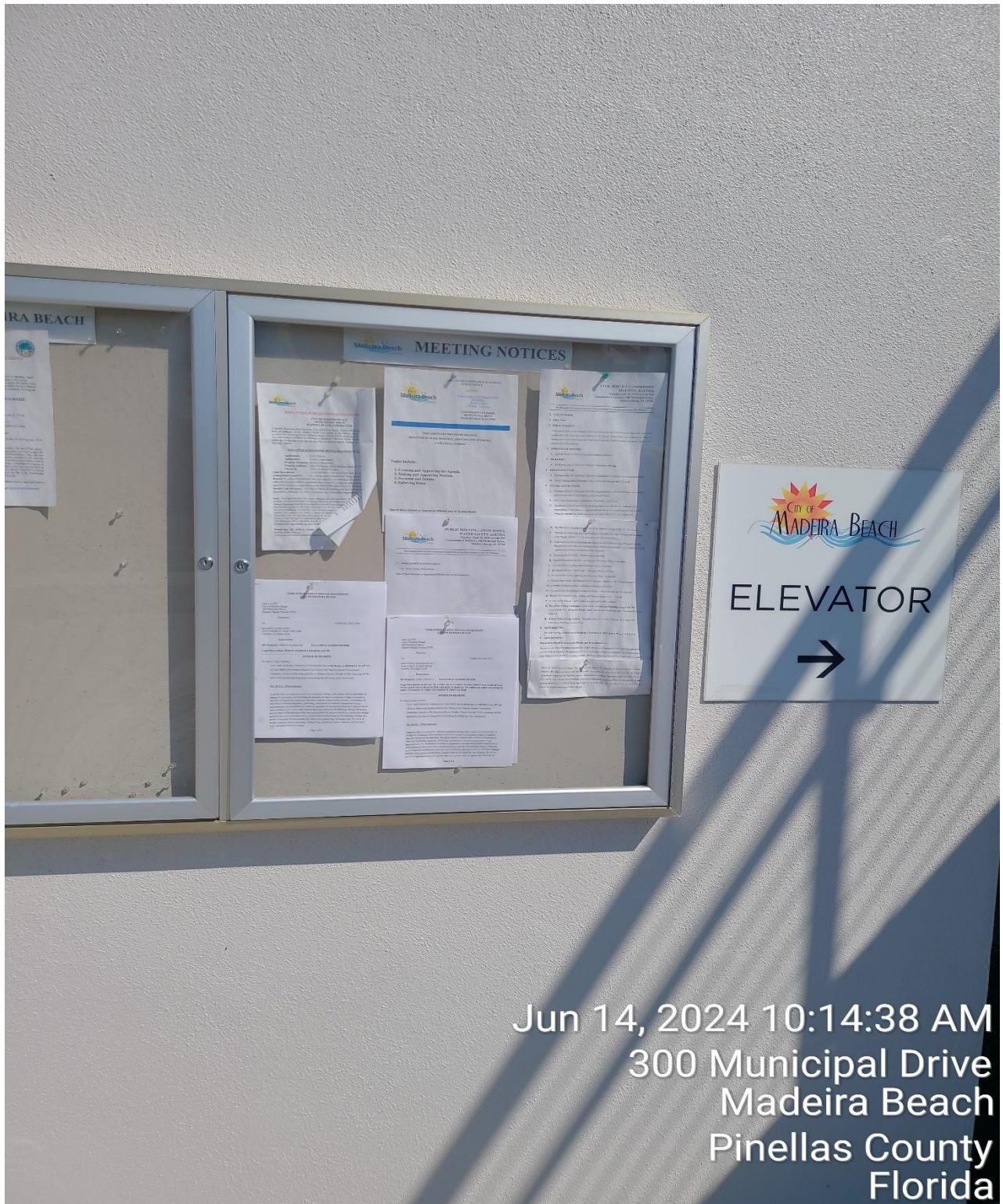
Item 5B.

Drive
rda 33708

vs.

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





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