

NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 18-26

Certified Mail  
December 19, 2025

Owner: **Wolf Empire LLC**  
1427 Boulder Ct.  
Greensboro, NC 27409-8922

Violation Address: **1738 N Ft. Harrison Ave., Clearwater**  
**04-29-15-61488-005-0020**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, January 28, 2026**, at **1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section(s) **4-203.A.1 & Article IV 47.083(2)** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-444-7155. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,



SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. **Kindly refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

**Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104**

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

City Case Number: SWO2025-02029

NAME OF VIOLATOR: WOLF EMPIRE LLC  
MAILING ADDRESS: 1427 BOULDER CT  
GREENSBORO, NC, 27409-8922

VIOLATION ADDRESS: 1738 N FT HARRISON AVE

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

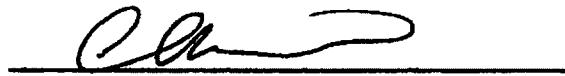
PARCEL #: 04-29-15-61488-005-0020

DATE OF INSPECTION: 7/1/2025 10:23:00 AM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE SECTION VIOLATED

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.



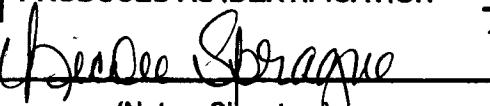
Catherine Reese

STATE OF FLORIDA  
COUNTY OF PINELLAS

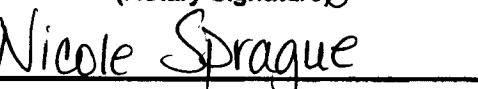
SWORN AND SUBSCRIBED before me by means of ✓ physical presence or \_\_\_\_\_ online notarization on this 8th day of December, 2025, by Catherine Reese.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

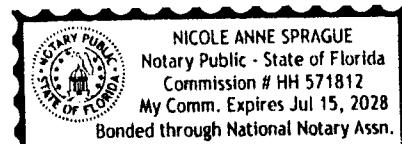
  
Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 16<sup>th</sup> DAY OF December, 2025



MCEB CASE NO.

18-26

  
Secretary, Municipal Code Enforcement Board



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567 FAX (727) 562-4576

**NOTICE OF VIOLATION**

**SWO2025-02029**

WOLF EMPIRE LLC  
1427 BOULDER CT  
GREENSBORO, NC 27409-8922

ADDRESS OR LOCATION OF VIOLATION: **1738 N FT HARRISON AVE**

LEGAL DESCRIPTION: NORTH SHORE PARK BLK 5, LOT 2

DATE OF INSPECTION: 03/12/2025

PARCEL: 04-29-15-61488-005-0020

Section of City Code violated:

**Specifically, Interior remodel commenced inside property without permit.**

**PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION.**

**FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/7/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

A handwritten signature in black ink, appearing to read "Catherine Reese".

Catherine Reese  
Code Inspector

DATE MAILED: 3/18/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: 727-444-8141  
CC: 9589071052702277352568



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
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**NOTICE OF VIOLATION**

**SWO2025-02029**

WOLF EMPIRE LLC  
1427 BOULDER CT  
GREENSBORO, NC 27409-8922

ADDRESS OR LOCATION OF VIOLATION: **1738 N FT HARRISON AVE**

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THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/28/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese  
Code Inspector

DATE MAILED: 4/29/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: 727-224-7143  
CC: 9589071052702276533791



**CITY OF CLEARWATER**  
PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4567 FAX (727) 562-4576

## NOTICE OF VIOLATION

**SWO2025-02029**

WOLF EMPIRE LLC  
1427 BOULDER CT  
GREENSBORO, NC 27409-8922

ADDRESS OR LOCATION OF VIOLATION: **1738 N FT HARRISON AVE**

LEGAL DESCRIPTION: NORTH SHORE PARK BLK 5, LOT 2

DATE OF INSPECTION: 04/30/2025

PARCEL: 04-29-15-61488-005-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

**Specifically, Interior remodel commenced inside property without permit.**

**PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION.**

**FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.**

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/20/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

A handwritten signature in black ink, appearing to read "Catherine Reese".

Catherine Reese  
Code Inspector

DATE MAILED: 4/30/2025  
INSPECTOR: Catherine Reese  
INSPECTOR TELEPHONE: 727-224-7143  
CC: 9589071052702276533838

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## **Section 4-203. Building permit.**

### **A. *Permit required.***

1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.
2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.
3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.
4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.

### **B. *Procedure:* All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.**

### **C. *Appeal:* A denial of a building permit may be appealed in the manner provided in Article 4 Division 5.**

(Ord. No. 6526-00, § 1, 6-15-00)

**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:**

Troy & Mary Blythe  
2011 Sprucewood Dr  
Greensboro, NC 27407



9590 9402 8223 3030 1726 65

**2. Article Number (Barcode from service label)**

9589 0710 5270 2277 3525 51

**COMPLETE THIS SECTION ON DELIVERY****A. Signature** Agent  
 Addressee**B. Received by (Printed Name)** Date of Delivery  
3/22/25**D. Is delivery address different from Item 1?  Yes  
If YES, enter delivery address below  No****RECEIVED**

MAR 27 2025

PLANNING & DEVELOPMENT  
CODE COMPLIANCE**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- 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



## Parcel Summary (as of 08-Dec-2025)

## Parcel Map

## Parcel Number

**04-29-15-61488-005-0020**

## Owner Name

WOLF EMPIRE LLC

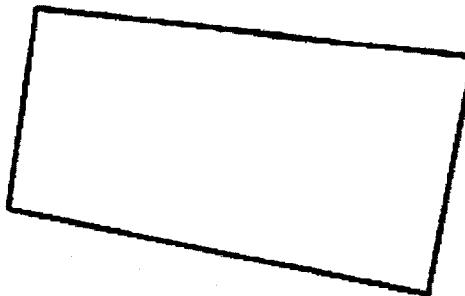
## Property Use

1730 General Office

## Site Address

1738 N FT HARRISON AVE  
CLEARWATER, FL 33755

## Mailing Address

1427 BOULDER CT  
GREENSBORO, NC 27409-8922

## Legal Description

NORTH SHORE PARK BLK 5, LOT 2

## Current Tax District

CLEARWATER (CW)

## Year Built

1920

Heated SF	Gross SF	Living Units	Buildings
1,772	1,772	0	1

## Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

## Property Exemptions &amp; Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

## Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22042/0984	Find Comps	261.01	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	3/10

## 2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$265,000	\$265,000	\$265,000	\$265,000	\$265,000

## 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	\$256,500	\$256,500	\$256,500	\$256,500	\$256,500
2023	N	\$245,000	\$245,000	\$245,000	\$245,000	\$245,000
2022	N	\$235,000	\$129,800	\$129,800	\$235,000	\$129,800
2021	N	\$118,000	\$118,000	\$118,000	\$118,000	\$118,000
2020	N	\$113,000	\$113,000	\$113,000	\$113,000	\$113,000