



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:11/15/17

LR 1:	2310 7th St S. 2551 8th Ave S.	Owner(s):	Thomas Dwyer
LR 2:	2355 Kingston St S.	Owner(s):	Chi Kim Le
LR 3:	1720 31st St S.	Owner(s):	Arnold Wilson
LR 4:	1749 9th Ave S.	Owner(s):	Betsy Larson



Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 10/31/2017

Meeting Date: 11/15/2017

Liens being considered below resulted from: Violations at the Property

Applicant Request: Release Lien(s) in its/their entirety

Property Address	2310 7th St S. and 2551 8th Ave S.	Date of CEB Hearing	N/A
Current Owner(s)	Thomas Dwyer	CEB Certified Mail Claimed	N/A
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	07-11609	Case #	07-13721 and 07-18799			
	Street	1608 Laura St	Street	PO Box 6532			
	City	Clearwater	State	FL	City	Clearwater	State

0	Active Violation Cases Currently at Subject Property
5	Other Properties in Pinellas County in the Name of the Current Owner
0	Active Violation Cases at Other Properties in the Name of the Current Owner
0	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
07-13721	06/13/07	09/04/09	Voided New owner	Thomas Dwyer	2310 7th ST S.	3/24/2009	\$3,000
07-18799	09/18/07	10/11/10	In compliance	Thomas L Dwyer	2310 7th ST S.	3/24/2009	\$3,000
07-11609	06/11/07	07/29/11	Voided New owner	Thomas Dwyer	2551 8th Ave S.	7/21/2009	\$2,800
07-11609	06/11/07	07/29/11	Voided New owner	Thomas Dwyer	2551 8th Ave S.	6/23/2009	\$2,800
07-11609	06/11/07	07/29/11	Voided New owner	Thomas Dwyer	2551 8th Ave S.	5/26/2009	\$3,500
07-11609	06/11/07	07/29/11	Voided New owner	Thomas Dwyer	2551 8th Ave S.	4/21/2009	\$3,000
Total Amount of Liens Certified:							\$18,100

Active Violations at Time First Lien was Certified	
07-13721	Junk/Rubbish/Outdoor Storage and Yard Parking
07-18799	Certificate of Occupancy Required for Duplex
07-11609	Walls- interior, Electric disrepair/unsafe, Motor vehicle parts
Representative Present at CEB Hearing	
No	
Representative Present at	
0 of 6 Lien Hearings	

Person to Attend Hearing	Thomas Dwyer	If person attending hearing is not Owner, is Authorization to Represent on File?

Details: Thomas Dwyer no longer owns the property addresses listed on the lien release application. Mr. Dwyer would like to clear his name from the liens. Address 2551 8th Ave South was quitclaim deeded on 04/02/2013 and address 2310 7th St South was sold at tax deed sale on 09/09/2010.



Report LR-2 Part 1 of 1

Report Prepared On: 11/1/2017

Meeting Date: 11/15/2017

Liens being considered below resulted from: Violations at the Property

Applicant Request: Release Lien(s) in its/their entirety

Property Address	2355 Kingston St S.	Date of CEB Hearing	12/16/2015
Current Owner(s)	Chi Kim Le	CEB Certified Mail Claimed	No
		Date Property Posted	12/3/2015

Notices Mailed To Following Address(es)	Case #	15-19653	Case #	
	Street	743 35th Ave S.	Street	
	City	St. Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
1	Other Properties in Pinellas County in the Name of the Current Owner
0	Active Violation Cases at Other Properties in the Name of the Current Owner
0	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
15-19653	08/28/15	10/20/17	In compliance	Le, Chi Kim	2355 Kingston St S.	4/27/2016	\$3,500
15-19653	08/28/15	10/20/17	In compliance	Le, Chi Kim	2355 Kingston St S.	3/23/2016	\$2,800
15-19653	08/28/15	10/20/17	In compliance	Le, Chi Kim	2355 Kingston St S.	2/24/2016	\$2,800
15-19653	08/28/15	10/20/17	In compliance	Le, Chi Kim	2355 Kingston St S.	1/27/2016	\$1,700
Total Amount of Liens Certified:							\$10,800

Active Violations at Time First Lien was Certified	
15-19653	Roof disrepair Electric cover plates
	Ceiling interior Window screens
	Heating equipment disrepair Electric disrepair/unsafe
	Door- exterior
	Smoke Detector required
	Maintenance - structure parts

Representative Present at CEB Hearing	No
Representative Present at	0 of 4 Lien Hearings

Person to Attend Hearing	Chi Kim Le	If person attending hearing is not Owner, is Authorization to Represent on File?
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Details: All mail was returned no such number unable to forward. There was contact with the tenant to do inspections but not with the owner during the Code Enforcement Board process.



Report LR-3 Part 1 of 1

Report Prepared On: 11/1/2017

Meeting Date: 11/15/2017

Liens being considered below resulted from: Violations at the Property

Applicant Request: Release Lien(s) in its/their entirety

Property Address	1720 31st St. S.			Date of CEB Hearing	1/27/2016
Current Owner(s)	Arnold Wilson			CEB Certified Mail Claimed	Yes
				Date Property Posted	1/15/2016
Notices Mailed To Following Address(es)	Case #	15-23308	Case #		
	Street	1701 62nd Pl S.	Street		
	City	St. Petersburg	State	FL	City

0	Active Violation Cases Currently at Subject Property
0	Other Properties in Pinellas County in the Name of the Current Owner
0	Active Violation Cases at Other Properties in the Name of the Current Owner
0	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
15-23308	10/06/15	08/09/17	In compliance	Wilson, Arnold/Manning, Charles Est.	1720 31st St S.	9/28/2016	\$19,200
15-23308	10/06/15	08/09/17	In compliance	Wilson, Arnold/Manning, Charles Est.	1720 31st St S.	5/25/2016	\$2,800
15-23308	10/06/15	08/09/17	In compliance	Wilson, Arnold/Manning, Charles Est.	1720 31st St S.	4/27/2016	\$3,500
15-23308	10/06/15	08/09/17	In compliance	Wilson, Arnold/Manning, Charles Est.	1720 31st St S.	3/23/2016	\$3,100
Total Amount of Liens Certified:							\$28,600

Active Violations at Time First Lien was Certified			
15-23308	Paint Main Structure		
	Roof disrepair		
Representative Present at CEB Hearing		No	
Representative Present at		1	of 5 Lien Hearings
Person to Attend Hearing	Arnold Wilson		If person attending hearing is not Owner, is Authorization to Represent on File?

Details:
 12/18/15: Jan. Notice of Hearing addressed to Arnold Wilson signed by Geraldine Gray.
 01/27/16: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 03/23/16: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3100.00
 04/27/16: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3500.00
 05/25/16: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00
 06/16/16: **Telephone Conversation:** Call from Geraldine Grey who advised that she was receiving the mail for this property. She stated that this is in error and should go to the responsible party. I called and told her that the Property appraiser had her address listed.
 06/22/16: Jun. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by CEB 90 days.
 09/28/16: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$19,200.00
 10/26/16 Remove from Code Enforcement board and proceed with Municipal Ordinance Violation.
 08/09/17: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 11/1/2017

Meeting Date: 11/15/2017

Liens being considered below resulted from: Violations at the Property

Applicant Request: Release Lien(s) in its/their entirety

Property Address	1749 9th Ave S.		Date of CEB Hearing	9/28/2011			
Current Owner(s)	Betsy Larson		CEB Certified Mail Claimed	Yes			
			Date Property Posted	9/7/2011			
Notices Mailed To Following Address(es)	Case #	11-8392	Case #	11-8395			
	Street	7030 Dr. ML King Jr St S.		Street	7030 Dr. ML King Jr St S.		
	City	St. Petersburg	State	FL	City	St. Petersburg	State

0	Active Violation Cases Currently at Subject Property
1	Other Properties in Pinellas County in the Name of the Current Owner
0	Active Violation Cases at Other Properties in the Name of the Current Owner
0	Active Tracking or Monitoring Cases in the Name of the Current Owner

Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
11-8392	05/20/11	12/12/11	In compliance	Betsy Larson	1749 9th Ave S.	11/15/2011	\$300
11-8395	05/20/11		In compliance	Betsy Larson	1749 9th Ave S.	11/15/2011	\$300
11-8395	05/20/11		In compliance	Betsy Larson	1749 9th Ave S.	12/13/2011	\$2,800
11-8395	05/20/11		In compliance	Betsy Larson	1749 9th Ave S.	1/24/2012	\$4,200
11-8395	05/20/11		In compliance	Betsy Larson	1749 9th Ave S.	2/21/2012	\$2,800

Total Amount of Liens Certified: \$10,400

Active Violations at Time First Lien was Certified	
11-8392	Certificate of Insp Required
11-8395	Permits

Representative Present at CEB Hearing Yes
Representative Present at 0 of 4 **Lien Hearings**

Person to Attend Hearing	Betsy Larson	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details:
08/15/11: Sept. Notice of Hearing addressed to Betsy Larson signed by Betsy Larson.
09/28/11: Sept. Public Hearing: Owner/representative attended hearing. Board gave 45 days on both cases.
11/15/11: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$300.00 on both cases.
12/12/11: Case 11-8392 closed to compliance
12/13/11: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00
01/24/12: Jan Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4200.00
02/21/12: Feb Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00
03/06/12: **Telephone Conversation:** Voicemail left with Ms. Larson that the case is pulled from March hearing and will proceed with Municipal Ordinance Violation.
05/09/13: **Telephone Conversation:** Spoke with Gil. Permit on property to cover violations. Explained that case will not be monitored until the permit has received final inspections.
02/21/14: Municipal Ordinance Violation issued.
09/27/17: **Telephone Conversation:** Spoke with owner. Explained the status of her permits and that she will need to speak to the permitting dept.

