



St. Petersburg
www.stpete.org

CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:03-24-21

LR 1:	310 24th Ave N	Owner(s):	Johnson Coventry LLC
		Representative:	Michael Heretick
LR 2:	5320 4th Ave N	Owner(s):	Albertas Girapas
LR 3:	1416 19th St S	Owner(s):	Your Granite Solutions LLC
		Representative:	Yobel Piloto
LR 4:	921 Jackson St N	Owner(s):	James P. Turner
LR 5:	1034 60th Ave N	Owner(s):	Albatross Equity LLC
		Representative:	Jason Fix
LR 6:	625 10th Ave S	Owner(s):	Paul E & Linette B Hackmann
LR 7:	633 10th Ave S	Owner(s):	Paul E & Linette B Hackmann



St. Petersburg
www.stpete.org

Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 3/4/2021
Meeting Date: 3/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	310 24th Ave N			Date of CEB Hearing	6/26/2019		
Current Owner(s)	Johnson Coventry LLC			CEB Certified Mail Claimed	No		
				Date Property Posted	Yes		
Notices Mailed To Following Address(es)	Case #	19-5849		Case #	19-5849		
	Street	1914 Glen Lakes Cir N		Street	2210 John Moore Rd		
	City	St. Petersburg	State	FL	City	Brandon	State

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
19-00005849	03/11/19	03/05/20	In compliance	Johnson Coventry LLC	310 24th Ave N	2/26/2020	\$3,500
19-00005849	03/11/19	03/05/20	In compliance	Johnson Coventry LLC	310 24th Ave N	1/22/2020	\$3,500
19-00005849	03/11/19	03/05/20	In compliance	Johnson Coventry LLC	310 24th Ave N	12/18/2019	\$2,800
19-00005849	03/11/19	03/05/20	In compliance	Johnson Coventry LLC	310 24th Ave N	11/20/2019	\$2,800
19-00005849	03/11/19	03/05/20	In compliance	Johnson Coventry LLC	310 24th Ave N	10/23/2019	\$2,800
19-00005849	03/11/19	03/05/20	In compliance	Johnson Coventry LLC	310 24th Ave N	9/25/2019	\$2,800
19-00005849	03/11/19	03/05/20	In compliance	Johnson Coventry LLC	310 24th Ave N	8/28/2019	\$3,800

Total Amount of Liens Certified: **\$22,000**

Active Violations at Time First Lien was Certified

19-5849	Permit required for new electrical riser. Installation per building official.
---------	---

Representative Present at CEB Hearing No

Representative Present at 0 of 7 **Lien Hearings**

Person to Attend Hearing	Michael Heretick	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details on next page.

Details

05/20/19: Jun Notice of Hearing addressed to Johnson Coventry LLC returned: Not deliverable as addressed.

06/11/19: Posting- Notice of hearing at violation address.

06/26/19: Jun. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

07/15/19: Jun. Order of the Board addressed to owner returned: Not deliverable as addressed.

08/28/19: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00.

09/25/19: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

10/23/19: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

11/20/19: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

12/18/19: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

01/22/20: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.

02/12/20: Telephone Conversation: Spoke with Patrick said he had an engineer do a letter of affidavit for the permit.

I explained that the permit was for mechanical work. Spoke with Scott Crawford and he did not see in the permit where there was any work done for the riser. Spoke with Chris the commercial examiner and he did not see the work done was for a riser either.

02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.

03/05/20: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 3/5/2021
Meeting Date: 3/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	5320 4th Ave N	Date of CEB Hearing	2/26/2020
Current Owner(s)	Albertas Giparas	CEB Certified Mail Claimed	No
		Date Property Posted	2/6/2020

Notices Mailed To Following Address(es)	Case #	19-30753		Case #		
	Street	5320 4th Ave N		Street		
	City	ST. Petersburg	State	FL	City	

0	Active Violation Cases Currently at Subject Property
1	Other Properties in Pinellas County in the Name of the Current Owner
1	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
19-00030753	11/19/19	01/06/21	In compliance	Giparas, Albert	5320 4th Ave N	11/18/2020	\$12,050
Total Amount of Liens Certified:							\$12,050

Active Violations at Time First Lien was Certified	
19-30753	Walls- Exterior
	Fascia/soffit disrepair
	Soffit screens
	maintenance-structure parts

Representative Present at CEB Hearing		No
Representative Present at		1 of 1 Lien Hearings

Person to Attend Hearing	Albertas Giparas	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
--------------------------	------------------	--	-----

Details
01/17/20: Feb Notice of Hearing addressed to Albert Giparas returned: Vacant
02/06/20: Posting- Notice of hearing at violation address.
02/26/20: Feb. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
03/10/10: Feb. Order of the Board addressed to owner returned: Vacant
11/18/20: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. SM certified lien for \$12,050.00.
12/16/20: Dec. Special Magistrate Hearing: Staff recommended deferral- permits
01/06/21: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 3/5/2021

Meeting Date: 3/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	1416 19th St S	Date of CEB Hearing	1/23/2019
Current Owner(s)	Your Granite Solutions LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	1/8/2019

Notices Mailed To Following Address(es)	Case #	18-25787		Case #		
	Street	4606 Drisler Cir		Street		
	City	Tampa	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
18-25787	09/26/18	12/24/19	In compliance	Your Granite Solutions	1416 19th St S	9/25/2019	\$2,800
18-25787	09/26/18	12/24/19	In compliance	Your Granite Solutions	1416 19th St S	8/28/2019	\$3,500
18-25787	09/26/18	12/24/19	In compliance	Your Granite Solutions	1416 19th St S	7/24/2019	\$2,800
18-25787	09/26/18	12/24/19	In compliance	Your Granite Solutions	1416 19th St S	6/26/2019	\$3,500
18-25787	09/26/18	12/24/19	In compliance	Your Granite Solutions	1416 19th St S	5/22/2019	\$2,800
18-25787	09/26/18	12/24/19	In compliance	Your Granite Solutions	1416 19th St S	4/24/2019	\$3,100
Total Amount of Liens Certified:							\$18,500

Active Violations at Time First Lien was Certified	
18-25787	Permits

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 6 Lien Hearings

Person to Attend Hearing	Yosbel Piloto	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A

Details on next page.

Details

12/21/18: Jan Notice of Hearing addressed to Your Granite Solutions LLC signed by: Not legible

01/08/19: Posting- Notice of hearing at violation address.

01/23/19: Jan. Public Hearing: Owner/representative attended hearing. Board gave 60 days.

02/04/19: Jan. Order of the Board addressed to owner signed by: Not legible

04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.

05/22/19: May. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

06/26/19: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.

07/24/19: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

08/28/19: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.

09/25/19: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

12/24/19: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 3/5/2021
Meeting Date: 3/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	921 Jackson St N.			Date of CEB Hearing	9/27/2017
Current Owner(s)	James P. Turner			CEB Certified Mail Claimed	Yes
				Date Property Posted	9/14/2017
Notices Mailed To Following Address(es)	Case #	17-4909		Case #	
	Street	921 Jackson St N		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
17-4909	03/01/17	12/11/18	In compliance	James P Turner	921 Jackson St N	3/28/2018	\$3,150
17-4909	03/01/17	12/11/18	In compliance	James P Turner	921 Jackson St N	1/24/2018	\$1,750
17-4909	03/01/17	12/11/18	In compliance	James P Turner	921 Jackson St N	12/20/2017	\$1,950
Total Amount of Liens Certified:							\$6,850

Active Violations at Time First Lien was Certified	
17-4909	Permits
	Structure Numbers Street/Alley

Representative Present at CEB Hearing		Yes
Representative Present at		1 of 4 Lien Hearings

Person to Attend Hearing	James P. Turner	If person attending hearing is not Owner, is Authorization to Represent on File?

Details

08/28/17: Sept. Notice of Hearing addressed to James P. Turner signed by: James P. Turner
 09/14/17: Posting- Notice of hearing at violation address.
 09/27/17: Sept. Public Hearing: Owner/representative attended hearing. Board gave 45 days.
 12/20/17: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,950.00.
 01/22/18: Telephone Conversation: Spoke to owner explained Mr. Turner did not update permit to add additional work that was done and therefore his case continued in SM process.
 01/23/18: Telephone Conversation: Supervisor Joe Waugh: Contacted owner and notified him that I was in receipt of his window permit applications and letter for the magistrate. I notified him that he would need to attend hearing and present the letter to SM as part of his evidence. Owner indicated that he understood and would be in attendance.
 01/24/18: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,750.00.
 02/28/18: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 20 days.
 03/28/18: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,150.00.
 04/25/18: Case removed from Code Enforcement Board.
 05/07/18: Municipal Ordinance Violation issued.
 12/11/18: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 3/5/2021

Meeting Date: 3/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	1034 60th Ave N			Date of CEB Hearing	10/24/2018
Current Owner(s)	Albatross Equity LLC			CEB Certified Mail Claimed	Yes
				Date Property Posted	N/A
Notices Mailed To Following Address(es)	Case #	18-19953	Case #		
	Street	1221 80th Ave N	Street		
	City	St. Petersburg	State	FL	City

0	Active Violation Cases Currently at Subject Property
2	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
18-19953	08/01/18	04/08/19	In compliance	Albatross Equity LLC	1221 80th Ave N	3/27/2019	\$2,800
18-19953	08/01/18	04/08/19	In compliance	Albatross Equity LLC	1221 80th Ave N	2/27/2019	\$3,500
18-19953	08/01/18	04/08/19	In compliance	Albatross Equity LLC	1221 80th Ave N	1/23/2019	\$3,500
18-19953	08/01/18	04/08/19	In compliance	Albatross Equity LLC	1221 80th Ave N	12/19/2018	\$3,200
Total Amount of Liens Certified:							\$13,000

Active Violations at Time First Lien was Certified	
18-19953	Permits-Received stop work order from building department.
<i>Representative Present at CEB Hearing</i> Yes	
<i>Representative Present at</i> 0 of 4 <i>Lien Hearings</i>	

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

Details
09/21/18: Oct Notice of Hearing addressed to Albatross Equity LLC signed by: Jason Fix
10/24/18: Oct. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
11/26/18: Oct. Order of the Board addressed to owner returned: Unclaimed
12/19/18: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,200.00.
01/23/19: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
02/27/19: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
03/27/19: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
04/08/19: Close Case



Report LR-6 Part 1 of 1

Report Prepared On: 3/8/2021

Meeting Date: 3/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	625 10th Ave S	Date of CEB Hearing	6/27/2018
Current Owner(s)	Paul E & Linette B Hackmann	CEB Certified Mail Claimed	Yes
		Date Property Posted	6/13/2018

Notices Mailed To Following Address(es)	Case #	18-1339		Case #		
	Street	934 Beach Dr Ne		Street		
	City	St. Petersburg	State	FL	City	

0	Active Violation Cases Currently at Subject Property
9	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
18-1339	01/17/18	02/21/18	In compliance	Paul E Hackmann	934 Beach Dr NE	11/14/2018	\$1,050
18-1339	01/17/18	02/21/18	In compliance	Paul E Hackmann	934 Beach Dr NE	10/24/2018	\$1,450
Total Amount of Liens Certified:							\$2,500

Active Violations at Time First Lien was Certified	
18-1339	Stairs-exterior

Representative Present at CEB Hearing	Yes
Representative Present at	2 of 4 Lien Hearings

Person to Attend Hearing	Paul E Hackmann	If person attending hearing is not Owner, is Authorization to Represent on File?	
--------------------------	-----------------	--	--

Details
06/05/18: Jun Notice of Hearing addressed to Paul E & Linette B Hackmann signed by: Not legible
06/13/18: Posting- Notice of hearing at violation address.
06/27/18: Jun. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
07/25/18: Jun. Order of the Board addressed to owner signed by: Hackmann
10/24/18: Oct. Special Magistrate Hearing: Owner/Representative attended hearing. SM certified lien for \$1,450.00.
11/14/18: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,050.00.
12/19/18: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days.
01/23/19: Jan. Special Magistrate Hearing: Staff recommended deferral- city process.
02/21/19: Close Case



Report LR-7 Part 1 of 1

Report Prepared On: 3/8/2021

Meeting Date: 3/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	633 10th Ave S			Date of CEB Hearing	5/24/2017
Current Owner(s)	Paul E & Linette B Hackmann			CEB Certified Mail Claimed	Yes
				Date Property Posted	5/11/2017
Notices Mailed To Following Address(es)	Case #	17-5685	Case #		
	Street	934 Beach Dr SE	Street		
	City	St. Petersburg	State	FL	City
0	Active Violation Cases Currently at Subject Property				
9	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
17-5685	03/09/17	03/20/18	In compliance	Paul E Hackmann	934 Beach Dr NE	9/27/2017	\$3,500
17-5685	03/09/17	03/20/18	In compliance	Paul E Hackmann	934 Beach Dr NE	8/23/2017	\$2,800
17-5685	03/09/17	03/20/18	In compliance	Paul E Hackmann	934 Beach Dr NE	7/26/2017	\$2,800
17-5685	03/09/17	03/20/18	In compliance	Paul E Hackmann	934 Beach Dr NE	6/28/2017	\$1,000
Total Amount of Liens Certified:							\$10,100

Active Violations at Time First Lien was Certified							
17-5685	Walls-exterior						
Representative Present at CEB Hearing						No	
Representative Present at						0	of 4 Lien Hearings
Person to Attend Hearing	Paul E Hackmann					If person attending hearing is not Owner, is Authorization to Represent on File?	

Details
04/26/17: Jun Notice of Hearing addressed to Paul E & Linette B Hackmann signed by: Not legible
05/11/17: Posting- Notice of hearing at violation address.
05/24/17: May Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
06/12/17: May Order of the Board addressed to owner signed by: Hackmann
06/28/17: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.
07/26/17: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
08/23/17: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
09/27/17: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
03/20/18: Close Case

