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**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:11/17/21**

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<b>LR 1:</b>	340 47th St N	<b>Owner(s):</b>	Wai Man Leung
		<b>Representative:</b>	Jack E. Delcamp, Esq.
<b>LR 2:</b>	833 61st Ave NE	<b>Owner(s):</b>	Carol A Curtis
<b>LR 3:</b>	800 20th Ave S	<b>Owner(s):</b>	Andrew Chambers
<b>LR 4:</b>	6613 Orchard Dr N	<b>Owner(s):</b>	Sean Marcel
<b>LR 5:</b>	6673 Canton St S	<b>Owner(s):</b>	Brenda Scott



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# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 11/2/2021

Meeting Date: 11/17/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	340 47th St N	Date of CEB Hearing	4/24/2019
Current Owner(s)	Wai Man Leung	CEB Certified Mail Claimed	Yes
		Date Property Posted	4/9/2019

Notices Mailed To Following Address(es)	Case #	19-1934	Case #	19-1934
	Street	2765 Glouser Dr	Street	340 47th St N
	City	San Jose	State	CA
	City	St. Petersburg	State	FL

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
19-00001934	01/24/19	10/06/21	In compliance	Wai Man Leung	340 47th St N	11/18/2020	\$25,000
<b>Total Amount of Liens Certified:</b>							<b>\$25,000</b>

Active Violations at Time First Lien was Certified	
19-00001934	Permits, Zoning Prohibited use
<b>Representative Present at CEB Hearing</b> Yes	
<b>Representative Present at</b> 3 of 3 <b>Lien Hearings</b>	

Person to Attend Hearing	Jack E. Delcamp, Esq.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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**Details**

03/21/19: Apr. Notice of Hearing addressed to owner signed by: Wai  
 04/09/19: Posting- Notice of hearing at violation address.  
 04/24/19: Apr. Public Hearing: Owner/representative attended hearing. Board gave 90 days.  
 05/08/19: Apr. Order of the Board addressed to owner signed by: Signature not legible  
 08/28/19: Aug. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days.  
 12/18/19: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 120 days.  
 11/04/20: Telephone Conversation: Called attorney for owner Jack. Per Jack, property isn't ready for reinspection. He thought it was prior to called, but the plans are being held up. Advised to plan to be at hearing if not resolved if not resolved or all liens will be certified.  
 11/18/20: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$25,000.00.  
 12/02/20: Case removed from CEB/SM.  
 10/06/21: Case Closed





Report LR-2 Part 1 of 1

Report Prepared On: 11/2/2021

Meeting Date: 11/17/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	833 61st Ave NE				Date of CEB Hearing	9/25/2019	
Current Owner(s)	Carol A Curtis				CEB Certified Mail Claimed	No	
					Date Property Posted	9/11/2019	
Notices Mailed To Following Address(es)	Case #	19-15091		Case #			
	Street	833 61st Ave NE				Street	
	City	St. Petersburg	State	FL	City		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
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	11/18/2020	\$26,500
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	2/26/2020	\$3,500
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	1/22/2020	\$3,500
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	12/18/2019	\$2,800
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	11/20/2019	\$3,100

Total Amount of Liens Certified: **\$39,400**

**Active Violations at Time First Lien was Certified**

19-15091	Plumbing, Walls-exterior, Window screens, Maintenance - structure parts, Permits
<b>Representative Present at CEB Hearing</b> No	
<b>Representative Present at</b> 0 of 5 <b>Lien Hearings</b>	

Person to Attend Hearing	Carol Curtis Thomas	If person attending hearing is not Owner, is Authorization to Represent on File?
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**Details**

08/23/19: Sep. Notice of Hearing addressed to owner returned: Not deliverable as addressed.  
 09/11/19: Posting- Notice of hearing at violation address.  
 09/25/19: Sep. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 10/11/19: Sep. Order of the Board addressed to owner returned: Not deliverable as addressed.  
 11/20/19: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.  
 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.  
 02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.  
 11/18/20: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$26,500.00.  
 12/09/20: Case Removed from CEB/SM  
 12/17/20: Municipal Ordinance Violation  
 09/27/21: Case Closed





Report LR-3 Part 1 of 1

Report Prepared On: 11/2/2021

Meeting Date: 10/17/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	800 20th Ave S	Date of CEB Hearing	4/25/2012 & 10/25/06
Current Owner(s)	Andrew Chambers	CEB Certified Mail Claimed	Yes
		Date Property Posted	4/9/2012 & 10/05/06

Notices Mailed To Following Address(es)	Case #	12-896		Case #	06-13175		
	Street	802 20th Ave S		Street	PO Box 11212		
	City	St. Petersburg	State	FL	City	St. Petersburg	State

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
06-13175	06/22/06	07/03/06	In compliance	Sean M & Danielle N Marcel	800 20th Ave S	12/19/2006	\$3,000
12-896	01/18/12	08/24/12	In compliance	Sean M & Danielle N Marcel	800 20th Ave S	7/24/2012	\$2,800
12-896	01/18/12	08/24/12	In compliance	Sean M & Danielle N Marcel	800 20th Ave S	6/26/2012	\$3,700
<b>Total Amount of Liens Certified:</b>							<b>\$9,500</b>

Active Violations at Time First Lien was Certified	
06-13175	Accessory Structure- Paint, door exterior, missing globe
12-896	Fascia/Soffitt disrepair, Door-exterior, Window Screens, Peeling Paint, Junk/Rubbish

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 3 <b>Lien Hearings</b>

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

Details on next page

**Details- 06-13175**

10/05/06: Posting- Notice of hearing at violation address.

10/19/06: Oct. Notice of Hearing addressed to owner returned: Unclaimed.

10/25/06: Oct. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

11/28/06: Oct. Order of the Board addressed to owner returned: Unclaimed.

12/19/06: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,000.00.

01/19/07: Case Closed

**Details-12-896**

03/28/12: Apr. Notice of Hearing addressed to owner signed by: Name Illegible

04/09/12: Posting- Notice of hearing at violation address.

04/25/12: Apr. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

05/07/12: May Order of the Board addressed signed by: A Chambers

06/26/12: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,700.00.

07/24/12: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

08/24/12: Case Closed







Report LR-4 Part 1 of 1

Report Prepared On: 11/3/2021

Meeting Date: 11/17/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	6613 Orchard Dr N	Date of CEB Hearing	6/27/2018
Current Owner(s)	Sean M. & Danielle N. Marcel	CEB Certified Mail Claimed	No
		Date Property Posted	6/4/2018

Notices Mailed To Following Address(es)	Case #	18-6116		Case #		
	Street	6613 Orchard Dr 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
18-6116	03/09/18	11/06/18	In compliance	Sean & Danielle Marcel	6613 Orchard Dr N	10/24/2018	\$1,450
<b>Total Amount of Liens Certified:</b>							<b>\$1,450</b>

Active Violations at Time First Lien was Certified	
18-6116	Fence/Wall/Hedge Maintenance

<b>Representative Present at CEB Hearing</b>	Yes
<b>Representative Present at</b>	0 of 1 <b>Lien Hearings</b>

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

Details
06/04/18: Posting- Notice of hearing at violation address.
06/26/18: Jun. Notice of Hearing addressed to owner returned: Unclaimed.
06/27/18: Jun. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
07/30/18: Jun. Order of the Board addressed to owner returned: Unclaimed.
09/11/18: Telephone Conversation: Received call asking for extension. I explained needed to ask at hearing.
10/24/18: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,450.00.
11/06/18: Case Closed





Report LR-5 Part 1 of 1

Report Prepared On: 11/3/2021

Meeting Date: 11/17/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	6673 Canton St S			Date of CEB Hearing	7/25/2012
Current Owner(s)	Brenda D Scott			CEB Certified Mail Claimed	Yes
				Date Property Posted	7/5/2012
Notices Mailed To Following Address(es)	Case #	12-4309	Case #		
	Street	6673 Canton St 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
12-4309	03/13/12	08/11/14	In compliance	Brenda Scott	6673 Canton St S	6/25/2013	\$7,700
12-4309	03/13/12	08/11/14	In compliance	Brenda Scott	6673 Canton St S	1/22/2013	\$4,550
<b>Total Amount of Liens Certified:</b>							<b>\$12,250</b>

Active Violations at Time First Lien was Certified	
12-4309	Paint- main structure
	Roof Disrepair

<b>Representative Present at CEB Hearing</b>	Yes
<b>Representative Present at</b>	3 of 5 <b>Lien Hearings</b>

Person to Attend Hearing	Brenda Scott	If person attending hearing is not Owner, is Authorization to Represent on File?	
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**Details**

07/02/12: Jul. Notice of Hearing addressed to owner signed by: name illegible  
 07/05/12: Posting- Notice of hearing at violation address.  
 07/25/12: Jul. Public Hearing: Owner/representative attended hearing. Board gave 90 days.  
 08/06/12: Jul. Order of the Board addressed to owner signed by: Mariah Cooper  
 11/13/12: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.  
 01/22/13: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$4,550.00.  
 01/31/13: Telephone Conversation- Brenda called and wanted to know what she could do since she missed a hearing.  
 02/26/13: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days.  
 04/23/13: Apr. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days.  
 06/24/13: Telephone Conversation: Received call from owner stating she will not be able to attend hearing and understands further liens will be placed on her property.  
 06/25/13: Jun. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$7,700.00.  
 07/22/13: Case removed from CEB/SM.  
 11/07/13: Municipal Ordinance Violation issued  
 08/11/14: Case Closed

