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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:06/22/2022

LR 1:	625 Kirkwood Terr N.	Owner(s):	Stella Capital Group
		Representative:	Alex Inangelo
LR 2:	1668 28th Ave N	Owner(s):	Martinez Assets LLC
		Representative:	Cristoffer Martinez
LR 3:	1580 53rd St N	Owner(s):	Wendy Hessinger
LR 4:	4540 18th Ave S	Owner(s):	Daniel Stone Tre
		Representative:	Robert Earhart
LR 5:	1001 37th St S	Owner(s):	Daniel Stone Tre
		Representative:	Robert Earhart
LR 6:	3620 39th St N	Owner(s):	Adiel Sanchez
LR 7:	5560 Kelly Dr N	Owner(s):	Christy Carr



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 6/6/2022

Meeting Date: 6/22/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	625 Kirkwood Terr N			Date of CEB Hearing	3/24/2021
Current Owner(s)	Stella Capital Group LLC			CEB Certified Mail Claimed	Yes
				Date Property Posted	3/10/2021
Notices Mailed To Following Address(es)	Case #	20-13414	Case #		
	Street	2501 N Lincoln Ave	Street		
	City	Tampa	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
20-13414	06/18/20	03/23/22	In compliance	Stella Capital Group	625 Kirkwood Terr N	6/23/2021	\$2,800
20-13414	06/18/20	03/23/22	In compliance	Stella Capital Group	625 Kirkwood Terr N	5/26/2021	\$2,800
20-13414	06/18/20	03/23/22	In compliance	Stella Capital Group	625 Kirkwood Terr N	4/28/2021	\$1,000
Total Amount of Liens Certified:							\$6,600
Active Violations at Time First Lien was Certified							
20-13414	Permits						
Representative Present at CEB Hearing						No	
Representative Present at						4	of 7
Person to Attend Hearing						Lien Hearings	
Alex Inangelo						If person attending hearing is not Owner, is Authorization to Represent on File?	N/A

Details
02/26/21: Mar. Notice of Hearing addressed to owner signed by: Covid 19
03/10/21: Posting- Notice of hearing at violation address.
03/24/21: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00
05/11/21: Order of the Board addressed to owner signed by: Covid 19
05/26/21: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
06/23/21: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
07/28/21: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days
09/22/21: Sep. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days
11/17/21: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days
01/26/22: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days
03/23/22: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 6/6/2022

Meeting Date: 6/22/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	1668 28th Ave N	Date of CEB Hearing	1/26/2022
Current Owner(s)	Martinez Assets LLC	CEB Certified Mail Claimed	Unclaimed
		Date Property Posted	1/7/2022

Notices Mailed To Following Address(es)	Case #	21-25343		Case #	21-25343		
	Street	1668 28th Ave N		Street	10809 North Leo Street		
	City	St. Petersburg	State	FL	City	Tampa	State

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
21-25343	10/20/21	04/05/22	In compliance	Martinez Assets	1668 28th Ave N	3/23/2022	\$3,100
Total Amount of Liens Certified:							\$3,100

Active Violations at Time First Lien was Certified	
21-25343	Parking-Residential Maintenance
	Parking-Apron

Representative Present at CEB Hearing	No
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Cristoffer Martinez	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details
 01/07/22: Posting- Notice of hearing at violation address.
 01/07/22: Meet with property owner. Requested walk through for clarification of driveway permit repair requirements.
 01/19/22: Jan. Notice of Hearing addressed to owner returned: Unclaimed
 01/26/22: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
 03/23/22: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00
 04/05/22: Case Closed



Report LR-3 Part 1 of 1

Report Prepared On: 6/6/2022

Meeting Date: 6/22/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	1580 53rd St N	Date of CEB Hearing	12/16/2020
Current Owner(s)	Wendy Hessinger	CEB Certified Mail Claimed	Yes
		Date Property Posted	12/1/2020

Notices Mailed To Following Address(es)	Case #	19-17293		Case #	
	Street	1580 53rd 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
19-17293	07/08/19	04/27/22	In compliance	Wendy Hessinger	1580 53rd St N	9/22/2021	\$9,500
Total Amount of Liens Certified:							\$9,500

Active Violations at Time First Lien was Certified	
19-17293	Permits

Representative Present at CEB Hearing	Yes
Representative Present at	3 of 4 Lien Hearings

Person to Attend Hearing	Wendy Hessinger	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details
 11/13/20: Dec. Notice of Hearing addressed to owner signed by: No signature
 12/01/20: Posting- Notice of hearing at violation address.
 12/16/20: Dec. Public Hearing: Owner/representative attended hearing. Board gave 90 days
 12/28/20: Order of the Board addressed to owner signed by: No signature
 03/24/21: Mar. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days
 07/28/21: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days
 09/22/21: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$9,500.00
 10/27/21: Oct. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days
 01/20/22: Owner has put in application for variance.
 01/26/22: Jan. Special Magistrate Hearing: Staff recommended deferral
 03/23/22: Mar. Special Magistrate Hearing: Staff recommended deferral
 04/27/22: Case Closed



Report LR-4 Part 1 of 1

Report Prepared On: 6/7/2022

Meeting Date: 6/22/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	4540 18th Ave S			Date of CEB Hearing	2/24/2021		
Current Owner(s)	Daniel Stone Tre			CEB Certified Mail Claimed	Yes		
				Date Property Posted	2/10/2021		
Notices Mailed To Following Address(es)	Case #	20-13598		Case #	20-13598		
	Street	PO Box 2266		Street	5922 9th Ave N		
	City	Salina	State	KS	City	St. Petersburg	State

0	Active Violation Cases Currently at Subject Property
4	Other Properties in Pinellas County 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
20-13598	06/22/20	01/07/22	In compliance	Stone, Daniel Tre	4540 18th Ave S	12/15/2021	\$8,400
20-13598	06/22/20	01/07/22	In compliance	Stone, Daniel Tre	4540 18th Ave S	9/22/2021	\$9,100
20-13598	06/22/20	01/07/22	In compliance	Stone, Daniel Tre	4540 18th Ave S	6/23/2021	\$2,800
20-13598	06/22/20	01/07/22	In compliance	Stone, Daniel Tre	4540 18th Ave S	5/26/2021	\$2,800
20-13598	06/22/20	01/07/22	In compliance	Stone, Daniel Tre	4540 18th Ave S	4/28/2021	\$3,800

Total Amount of Liens Certified: \$26,900

Active Violations at Time First Lien was Certified
 20-13598 **Walls-exterior, Window, Window glass, Roof disrepair, Stairs-exterior, Paint-main structure**

Representative Present at CEB Hearing Yes
Representative Present at 2 of 6 **Lien Hearings**

Person to Attend Hearing	Robert Earhart	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details
 01/26/21: Feb. Notice of Hearing addressed to owner signed by: Signature not legible
 02/10/21: Posting- Notice of hearing at violation address.
 02/24/21: Feb. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days
 03/31/21: Order of the Board addressed to owner returned: Unclaimed
 04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00
 05/26/21: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$6,600.00
 06/23/21: Miscellaneous Information: Mr. Rob Earhart attended hearing and stats he is responsible for repairs.
 06/23/21: Jun. Special Magistrate Hearing: Owner/Representative attended hearing. SM certified lien for \$2,800.00
 07/28/21: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days
 09/22/21: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$9,100.00
 10/27/21: Oct. Special Magistrate Hearing: Staff recommended deferral
 12/15/21: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$8,400.00
 01/07/22: Case Closed



Report LR-5 Part 1 of 1

Report Prepared On: 6/7/2022

Meeting Date: 6/22/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	1001 37th St S			Date of CEB Hearing	1/27/2021		
Current Owner(s)	Trust No 1001 Daniel Stone Tre			CEB Certified Mail Claimed	No		
				Date Property Posted	1/7/2021		
Notices Mailed To Following Address(es)	Case #	20-24472	Case #	20-24472			
	Street	PO Box 2266	Street	5922 9th Ave N			
	City	Salina	State	KS	City	St. Petersburg	State

0	Active Violation Cases Currently at Subject Property
4	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
20-24472	10/07/20	08/23/21	In compliance	Trust No 1001	1001 37th St S	4/28/2021	\$3,500
20-24472	10/07/20	08/23/21	In compliance	Trust No 1001	1001 37th St S	3/24/2021	\$3,100
Total Amount of Liens Certified:							\$6,600

Active Violations at Time First Lien was Certified		
20-24472	Walls- interior, ceiling interior, floors- interior, plumbing condition, maintenance- AC	
Representative Present at CEB Hearing		
		Yes
Representative Present at		2 of 4 Lien Hearings

Person to Attend Hearing	Robert Earhart	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details
 01/07/21: Posting- Notice of hearing at violation address.
 01/08/21: Jan. Notice of Hearing addressed to owner returned: Unclaimed
 01/27/21: Jan. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days
 03/05/21: Order of the Board addressed to owner returned: Unclaimed
 03/24/21: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00
 04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
 05/24/21: Telephone Conversation: Talked to property management office and informed them that the violations were not corrected.
 05/26/21: May Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 25 days
 07/28/21: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 25 days
 08/23/21: Case Closed



Report LR-6 Part 1 of 1

Report Prepared On: 6/7/2022

Meeting Date: 6/22/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	3620 39th St N	Date of CEB Hearing	9/22/2021
Current Owner(s)	Adiel Sanchez	CEB Certified Mail Claimed	N/A
		Date Property Posted	9/10/2021

Notices Mailed To Following Address(es)	Case #	21-11725		Case #		
	Street	3620 39th St 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
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
21-11725	05/18/21	11/17/21	In compliance	Adiel Sanchez	3620 39th St N	10/27/2021	\$500
Total Amount of Liens Certified:							\$500

Active Violations at Time First Lien was Certified	
21-11725	Roof disrepair

Representative Present at CEB Hearing	No
Representative Present at	0 of 1 Lien Hearings

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

Details
 06/01/21: Telephone Conversation: Returned call to owner, he is waiting on insurance company and work will be starting soon.
 09/10/21: Posting- Notice of hearing at violation address.
 09/22/21: Sep. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
 10/27/21: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$500.00
 11/17/21: Case Closed



Report LR-7 Part 1 of 1

Report Prepared On: 6/7/2022

Meeting Date: 6/22/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	5560 Kelly Dr N			Date of CEB Hearing	12/15/2021
Current Owner(s)	Christy Carr			CEB Certified Mail Claimed	No
				Date Property Posted	12/2/2021
Notices Mailed To Following Address(es)	Case #	19-20078	Case #		
	Street	5560 Kelly 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
19-20078	08/05/19	06/10/22	In compliance	Christy Carr	5560 Kelly Dr N	4/27/2022	\$7,000
19-20078	08/05/19	06/10/22	In compliance	Christy Carr	5560 Kelly Dr N	3/23/2022	\$5,600
19-20078	08/05/19	06/10/22	In compliance	Christy Carr	5560 Kelly Dr N	2/23/2022	\$5,600
19-20078	08/05/19	06/10/22	In compliance	Christy Carr	5560 Kelly Dr N	1/26/2022	\$6,400
Total Amount of Liens Certified:							\$24,600

Active Violations at Time First Lien was Certified	
19-20078	Junk/Rubbish/Outdoor Storage

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

Person to Attend Hearing	Christy Carr	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details
 12/02/21: Posting- Notice of hearing at violation address.
 12/15/21: Dec. Public Hearing: Owner/representative did not attend hearing. Board gave 10 days
 12/27/21: Dec. Notice of Hearing addressed to owner returned: Unclaimed
 01/21/22: Order of the Board addressed to owner returned: Unclaimed
 01/26/22: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$6,400.00
 02/23/22: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$5,600.00
 03/23/22: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$5,600.00
 04/27/22: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$7,000.00
 05/25/22: May Special Magistrate Hearing: Staff recommended deferral
 06/10/22: Case Closed

