

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



Lien Release/Reduction Requests



Report	LR-1 Part 1 of 1	Part 1 Report Prepared On: 6/6/2022 Meeting Date: 6/22/2022						
Liens being (considered below resulted from: X V	iolations at the	e Property					
	Applicant Request: X R	Release Lien(s)	in its/their entirety					
Property Address	625 Kirkwood Terr N		Date of CEB Hearing 3/24/202					
Current Owner(s)	Stella Capital Group LLC		CEB Certified Mail Claimed	Yes				
Current Owner(s)		Date Property Posted	3/10/2021					
Notices Mailed	Case # 20-13414	Case #						
To Following	Street 2501 N Lincoln Ave	Street						
Address(es)	City Tampa State FL	City		State				
0 Active Viola	tion Cases Currently at Subject Property							
0 Other Prop	erties in Pinellas County in the Name of the Cu	urrent Owner						
	tion Cases at Other Properties in the Name of		wner					
O Active Trace	king or Monitoring Cases in the Name of the C	Current Owner						

Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount		
06/18/20	03/23/22	In compliance	Stella Capital Group	625 Kirkwood Te	6/23/2021	\$2,800		
06/18/20	03/23/22	In compliance	Stella Capital Group	625 Kirkwood Te	5/26/2021	\$2,800		
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:								
	Act	ive Viola	tions at Tim	ne First Lien was Certi	fied			
Permits								
	Rep	oresentat	ive Present	at CEB Hearing No				
			Represent	ative Present at 4	of 7	Lien Hearings		
Person to Attend Hearing Alex Inangelo If person attending hearing is not Owner, is Authorization to Represent on File?							N/A	
	Initiated 06/18/20 06/18/20 06/18/20 Permits	Date Initiated Closed or Voided 06/18/20 03/23/22 06/18/20 03/23/22 06/18/20 03/23/22 Act Permits	Date Closed or Voided	Date Initiated Closed or Voided Closed Closed Time of Lien 06/18/20 03/23/22 In compliance Group 06/18/20 03/23/22 In compliance Group 06/18/20 03/23/22 In compliance Group Active Violations at Time of Lien Stella Capital Group Active Violations at Time of Lien Stella Capital Group Active Violations at Time Of Lien Representative Presentative Pr	Date Initiated Closed or Voided Closed Time of Lien Address	Date Initiated Closed or Voided Closed Time of Lien Address	Date Initiated Closed or Voided Closed Time of Lien Address Date Lien Certified	

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 Report Prepared On: 6/6/2022 Meeting Date: 6/22/2022										
Liens being o	considere	ed below r	esulted f	rom: X	Violatio	ons at the	e Property			
		Applic	ant Requ	est: X	Release	e Lien(s)	in its/their enti	rety		
Property Address	1668 28	8th Ave N					Date of	CEB Hearing	1/2	26/2022
Current Owner(s)	Martinez	z Assets I	LC				CEB Certified	Mail Claimed	Un	nclaimed
ourient owner(s)							Date Pro	perty Posted	1/	/7/2022
-										
Notices Mailed	Case #	21-25343					21-25343			
To Following	Street	1668 28th A	ve N			Street	10809 North Leo	Street		
Address(es)									State	FL
			_				-			
0 Active Violation Cases Currently at Subject Property										
2 Other Properties in Pinellas County in the Name of the Current Owner										
O Active Violation Cases at Other Properties in the Name of the Current Owner										
0 Active Trac	king or Mo	nitoring Ca	ses in the	Name of th	e Current	t Owner				
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien		Address		Date L Certifi		Lien Amount
21-25343	10/20/21	04/05/22	In compliance	Martinez Assets		1668 28	th Ave N	3/23/20	022	\$3,100
					•	Т	otal Amount of	Liens Cer	tified:	\$3,100
		Act	ive Viola	tions at Tin	ne First L	ien was	Certified			
21-25343	Parking-F	Residentia	Mainten	ance						
	Parking-A	Apron								
				-						
		Rep	presentat	ive Present				1		
				Represent	ative Pre	sent at	0 of 1	Lien Hea	arings	
	0:	. M. C.								
Person to Attend Hearing	Owner, is Authorization to 1 N/A								N/A	
D. (-2)										
Details 01/07/22: Posting 01/07/22: Meet w 01/19/22: Jan. No	ith propert	ty owner. R	equested	walk throug			of driveway perm	it repair red	quirem	ents.

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		Repo		epared On: eting Date:	6/6/20 6/22/2			
Liens being	Liens being considered below resulted from: X Violations at the Property											
	Applicant Request: X Release Lien(s) in its/their entirety											
Property Address	1580 53	ord St N						Date of CE	B Hearing	12/	16/2020	
Current Owner(s)		Hessinge	CEI	B Certified Ma	il Claimed		Yes					
Current Owner(s)								Date Prope	rty Posted	12	/1/2020	
Nations Moiled	Notices Mailed Case # 19-17293 Case #											
Notices Mailed To Following		19-17293 1580 53rd \$	St N			Case #						
Address(es)										State		
					•							
O Active Violation Cases Currently at Subject Property O Other Properties in Pinellas County in the Name of the Current Owner												
Other Properties in Pinelias County in the Name of the Current Owner Active Violation Cases at Other Properties in the Name of the Current Owner												
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				Lien Amount			
19-17293	07/08/19	04/27/22	In compliance	Wendy Hessinger		1580 53	3rd St N	N	9/22/20	021	\$9,500	
						Т	otal A	mount of L	iens Cer	tified:	\$9,500	
		Act	ive Viola	tions at Tin	ne First	Lien was	Certif	ied				
19-17293	Permits											
		Don		iva Dragoni	-4 000	Haarina	Vaa					
		Rep	presentati	ive Present Represent			Yes 3	of 4	Lien Hea	arinas		
				Портосот			J	0	2.0	go		
	Wendy	Hessinge	r					If person atter	nding hearing	is not		
Person to Attend Hearing								Owner, is	Authorization Sent on File?		N/A	
Details												
11/13/20: Dec. N	lotice of He	earing addr	essed to d	wner signe	d bv. No	signature						
12/01/20: Posting						o.ga.a. o						
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											
03/24/21: Mar. S 07/28/21: Jul. Sp												
07/26/21: Jul. Sp 09/22/21: Sep. S	-		-	•			-	-	-	r \$9 50	00 00	
										η φυ,υ	30.00	
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. S			-									
03/23/22: Mar. S 04/27/22: Case 0		gistrate Hea	ring: Staf	recommen	ded defe	erral						
104/21/22. Case C	210260											



Report	LR-4	Part	of		Repo	ort Prepared On: Meeting Date:	6/7/202 6/22/20			
Liens being (considere									
	l		ant Requ	iest: X	Release Lien(s)	in its/their entire	•			
Property Address	4540 18	8th Ave S				Date of CE	B Hearing	2/2	24/2021	
Current Owner(s)	Daniel S	Stone Tre				CEB Certified Ma	ail Claimed		Yes	
Carronic Curror(c)						Date Prope	erty Posted	2/	10/2021	
Notices Mailed		Case # 20-13598								
To Following		PO Box 226	66			5922 9th Ave N				
Address(es)	,	Salina		State KS	City	St. Petersburg		State	FL	
0 Active Viola										
					Current Owner					
0 Active Trac	king or Mc		ises in the		e Current Owner		1			
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Add	ress	Date Li Certific	-	Lien Amount	
20-13598	06/22/20	01/07/22	In compliance	Stone, Daniel Tre	4540 18	th 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 18	th Ave S	6/23/2021		\$2,800	
20-13598	06/22/20	01/07/22	In compliance	Stone, Daniel Tre	4540 18	th Ave S	5/26/2021		\$2,800	
20-13598	06/22/20	01/07/22	In compliance	Stone, Daniel Tre	4540 18	th Ave S 4/28/2		21	\$3,800	
					Т	otal Amount of L	iens Cert	ified:	\$26,900	
		Act	ive Viola	tions at Tin	ne First Lien was	Certified				
20-13598	Walls-ext	terior, Win	dow, Win	dow glass,	Roof disrepair, S	Stairs-exterior, Pa	aint-main	struct	ure	
		Rep	oresentat		at CEB Hearing					
				Represent	ative Present at	2 of 6	Lien Hea	rings		
Person to Attend Hearing	Robert I	Earhart					Authorization		Yes	
						Kepre	sent on File?			
Details 01/26/21: Feb. N	otice of He	earing addro	essed to d	owner signed	d by: Signature not	legible				
02/10/21: Posting										
					ted recommendat	ion. Board gave 2	25 days			
03/31/21: Order										
	_		-	•	ntative did not atte	-				
	_		-	•	ntative did not atte	-			0.00	
					ded hearing and stative attended he	•			00	
			-	•	tative attended he	•		, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	.00	
-	_		-	•	ntative did not atte		•	r \$9.10	00.00	
10/27/21: Oct. Sp			-	•				Ψ5,1		
-	_		-		ntative did not atte	nd hearing. Lien o	ertified for	r \$8,40	00.00	
01/07/22: Case 0		- 		•						



Report LR-5 Part 1 of 1
Report Prepared On: 6/7/2022
Meeting Date: 6/22/2022

Liens being considered below resulted from: X Violations at the Property

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

Property Address	1001 37	th St S			Date of CEB Hearing	1/2	27/2021		
Current Owner(s)	Trust No	o 1001 Daniel S	CEB Certified Mail Claimed	No					
Current Owner(s)				Date Property Posted 1/7/2021					
Notices Mailed	Case #	20-24472			Case #	‡ 20-24472			
To Following	Street	PO Box 2266			Street	t 5922 9th Ave N			
Address(es)	City	ity Salina State KS City				St. Petersburg	State	FL	

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:								

	Active Violations at Time First Lien was Certified										
20-24472	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	Yes
		Represent on File?	163

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	Rep	-	ared On:	6/7/20 6/22/20		
Liens being considered below resulted from: X Violations at the Property										
Applicant Request: X Release Lien(s) in its/their entirety										
Property Address	3620 39	th St N					Date of CE	B Hearing	9/2	22/2021
0	Adiel Sa	nchez				CEB	Certified Ma	il Claimed		N/A
Current Owner(s)							Date Prope	rty Posted	9/1	10/2021
Notices Mailed	Case #	21-11725			Case #					
To Following Address(es)		3620 39th S St. Petersbu		State FL	Street City			1	State	
O Active Violation Cases Currently at Subject Property Other Properties in Pinellas County in the Name of the Current Owner Active Violation Cases at Other Properties in the Name of the Current Owner Active Tracking or Monitoring Cases in the Name of the Current Owner Date Case Number Date Closed or										
21-11725	Initiated 05/18/21	Voided 11/17/21	In	Lien Adiel	3620 39th St N			10/27/2		Amount \$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: X Violations at the Property Applicant Request: Χ Release Lien(s) in its/their entirety Property Address 5560 Kelly Dr N **Date of CEB Hearing** 12/15/2021 Christy Carr **CEB Certified Mail Claimed** No Current Owner(s) 12/2/2021 **Date Property Posted** Case # 19-20078 **Notices Mailed** Case # Street 5560 Kelly Dr N To Following Street Address(es) City St. Petersburg State FL State City Active Violation Cases Currently at Subject Property 0 Other Properties in Pinellas County in the Name of the Current Owner 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 Owner at Date Reason **Date Lien Date** Lien **Case Number** Closed or Time of **Address** Initiated Closed Certified Amount Voided Lien 19-20078 08/05/19 06/10/22 **Christy Carr** 5560 Kelly Dr N 4/27/2022 \$7,000 compliance 19-20078 3/23/2022 08/05/19 06/10/22 **Christy Carr** 5560 Kelly Dr N \$5,600 compliance 19-20078 08/05/19 06/10/22 **Christy Carr** 5560 Kelly Dr N 2/23/2022 \$5,600 compliance In 19-20078 08/05/19 06/10/22 **Christy Carr** 5560 Kelly Dr N 1/26/2022 \$6,400 compliance **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 of Lien Hearings Christy Carr If person attending hearing is not **Person to Attend** N/A Owner, is Authorization to Hearing Represent on File? **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