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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:12/15/2021

LR 1:	4146 4th Ave N	Owner(s):	Lynne Swink
LR 2:	819 40th St S	Owner(s): Representative:	Florida Fair Housing Corp Nicholas Ekonomou
LR 3:	2510 3rd Ave S	Owner(s):	Rhonda Gary & Cortez Foster
LR 4:	366 26th Ave NE	Owner(s):	Luxury Housing Property LLC
LR 5:	2955 1st Ave S	Owner(s):	Paul Lyons (owner at time of lien)
LR 6:	1427 22nd St S	Owner(s): Representative:	Julia T Cherry Trust James Ranson



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 11/29/2021

Meeting Date: 12/15/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	4146 4th Ave N	Date of CEB Hearing	3/24/2021
Current Owner(s)	Lynne Swink	CEB Certified Mail Claimed	Yes
		Date Property Posted	3/10/2021

Notices Mailed To Following Address(es)	Case #	20-10590		Case #		
	Street	4146 4th Ave 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
20-10590	05/18/20	10/21/21	In compliance	Lynne Swink	4146 4th Ave N	9/22/2021	\$6,100
Total Amount of Liens Certified:							\$6,100

Active Violations at Time First Lien was Certified	
20-10590	Permits

Representative Present at CEB Hearing	Yes
Representative Present at	1 of 2 Lien Hearings

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

Details
 02/16/21: Feb. Notice of Hearing addressed to owner signed by: Not legible.
 03/10/21: Posting- Notice of hearing at violation address.
 03/24/21: Mar. Public Hearing: Owner/representative attended hearing. Board gave 60 days.
 04/06/21: Apr. Order of the Board addressed to owner signed by: Not signed.
 06/23/21: Jun. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days.
 07/28/21: Jul. Special Magistrate Hearing: Staff recommended deferral- city process.
 09/15/21: Electronic Mail: Received email from building dept trying to resolve corrections.
 09/22/21: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$6,100.00.
 10/21/21: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 11/29/2021

Meeting Date: 12/15/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	819 40th St S	Date of CEB Hearing	10/23/2019
Current Owner(s)	Florida Fair Housing Corp.	CEB Certified Mail Claimed	9/23/2019
		Date Property Posted	10/10/2019

Notices Mailed To Following Address(es)	Case #	19-15145	Case #	19-15145
	Street	PO Box 330537	Street	3150 SW 38th Ave 13th Flr
	City	Miami	City	Coral Gables
	State	FL	State	FL

0	Active Violation Cases Currently at Subject Property
10	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
19-15145	06/17/19	06/24/21	In compliance	Florida Fair Housing Corp	819 40th St S	11/18/2020	\$26,500
19-15145	06/17/19	06/24/21	In compliance	Florida Fair Housing Corp	819 40th St S	2/26/2020	\$3,600
Total Amount of Liens Certified:							\$30,100

Active Violations at Time First Lien was Certified			
19-15145	Zoning Prohibited Use- Outside storage on a vacant lot with no principal use.		
Representative Present at CEB Hearing		Yes	
Representative Present at		0 of 2	Lien Hearings

Person to Attend Hearing	Nicholas E Ekonomou	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details
09/23/19: Oct. Notice of Hearing addressed to owner signed by: VC
10/10/19: Posting- Notice of hearing at violation address.
10/23/19: Oct. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
11/05/19: Nov. Order of the Board addressed to owner signed by: Scrogule
02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,600.00.
11/18/20: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$26,500.00.
12/17/20: Municipal Ordinance Violation
06/24/21: Case Closed



Report LR-3 Part 1 of 1

Report Prepared On: 11/30/2021

Meeting Date: 12/15/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	2510 3rd Ave S	Date of CEB Hearing	10/24/2018
Current Owner(s)	Rhonda Gary and Cortezz M Foster	CEB Certified Mail Claimed	No
		Date Property Posted	10/10/2018

Notices Mailed To Following Address(es)	Case #	18-20642		Case #	
	Street	2510 3rd Ave 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
18-20642	08/07/18	10/28/19	In compliance	Rhonda Gary & Cortezz M Foster	2510 3rd Ave S	4/24/2019	\$2,800
18-20642	08/07/18	10/28/19	In compliance	Rhonda Gary & Cortezz M Foster	2510 3rd Ave S	3/27/2019	\$2,800
18-20642	08/07/18	10/28/19	In compliance	Rhonda Gary & Cortezz M Foster	2510 3rd Ave S	2/27/2019	\$3,500
18-20642	08/07/18	10/28/19	In compliance	Rhonda Gary & Cortezz M Foster	2510 3rd Ave S	1/23/2019	\$3,500
18-20642	08/07/18	10/28/19	In compliance	Rhonda Gary & Cortezz M Foster	2510 3rd Ave S	12/19/2018	\$3,200
Total Amount of Liens Certified:							\$15,800

Active Violations at Time First Lien was Certified	
18-20642	Fascia/Soffit disrepair
	Walls Exterior
	Paint- main structure
	Paint- securing boards
	Parking-residential maintenance

Representative Present at CEB Hearing		No
Representative Present at		0 of 5 Lien Hearings
Person to Attend Hearing	Ronda Gary	If person attending hearing is not Owner, is Authorization to Represent on File?

Details on next page

Details

10/10/18: Posting- Notice of hearing at violation address.

10/24/18: Oct. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

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.

03/18/19: Oct. Order of the Board addressed to owner returned: Unclaimed

03/18/19: Oct. Notice of Hearing addressed to owner returned: Unclaimed

03/27/19: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

06/21/19: Case removed from CEB/SM

07/15/19: Meet owner at property. She wants to get house fixed up and was out of country.

10/28/19: Case Closed



Report LR-4 Part 1 of 1

Report Prepared On: 12/6/2021

Meeting Date: 12/15/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	366 26th Ave SE	Date of CEB Hearing	3/24/2021
Current Owner(s)	Luxury Housing Property LLC	CEB Certified Mail Claimed	N/A
		Date Property Posted	3/8/2021

Notices Mailed To Following Address(es)	Case #	20-16493		Case #	
	Street	2334 Sunrise Dr SE		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
20-16493	07/24/20	08/25/21	In compliance	Luxury Housing Property LLC	366 26th Ave SE	7/28/2021	\$9,100
20-16493	07/24/20	08/25/21	In compliance	Luxury Housing Property LLC	366 26th Ave SE	4/28/2021	\$1,000
Total Amount of Liens Certified:							\$10,100
Active Violations at Time First Lien was Certified							
20-16493	Permits						

Representative Present at CEB Hearing		No	
Representative Present at		1	of 3 Lien Hearings
Person to Attend Hearing	Medhi Babul	If person attending hearing is not Owner, is Authorization to Represent on File?	
		Yes	

Details

03/08/21: Posting- Notice of hearing at violation address.

03/24/21: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

04/06/21: Mar. Order of the Board addressed to owner signed by: Covid

04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.

05/25/21: Telephone Conversation: Called and talked to the property owner about the violation and to inform him about the hearing tomorrow. He stated he is going to have his contractor take care of permits today.

05/26/21: May Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days.

07/28/21: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$9,100.00.

08/09/21: Telephone Conversation: Called the property owner and explained the violation to the property owner. Gave the contact information of the permit department to the property owner.

08/25/21: Case Closed



Report LR-5 **Part** 1 of 1

Report Prepared On: 12/6/2021

Meeting Date: 12/15/2021

Liens being considered below resulted from: **Violations at another Property, Attached Due to Owner's Name or Prior Owner's Name**

Applicant Request: **Release of Lien(s) from name only. Lien(s) to remain on subject property.**

Property Address 2955 1st Ave S

Current Owner(s) Maureen Lyons

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
08-13137	Maureen & Paul Lyons	2955 1st Ave S	1/25/2011	\$12,600
08-13137	Maureen & Paul Lyons	2955 1st Ave S	9/21/2010	\$2,800
08-13137	Maureen & Paul Lyons	2955 1st Ave S	8/24/2010	\$2,800
08-13137	Maureen & Paul Lyons	2955 1st Ave S	7/27/2010	\$1,700
Total Amount of Liens Certified:				\$19,900

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

Paul Lyons is no longer a owner of this property. He is asking to have his name released from the liens.

Details
 04/19/10: May Notice of Hearing addressed to owner signed by: Paul Lyons
 05/14/10: Posting- Notice of hearing at violation address.
 05/26/10: May Public Hearing: Owner/representative attended hearing. Board gave 45 days.
 07/27/10: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,700.00.
 08/24/10: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
 09/21/10: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
 10/26/10: Oct. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 60 days.
 01/25/11: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$12,600.00.
 03/10/11: Municipal Ordinance Violation issued.
 06/07/12: Telephone Conversation: Spoke with Paul explained next step in case and way of coming into compliance. Owner stated will contact me with an update once he talks to permitting.
 02/20/13: Municipal Ordinance Violation issued.
 08/18/14: Case Closed

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Report LR-6 Part 1 of 1

Report Prepared On: 12/6/2021

Meeting Date: 12/15/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	1427 22nd St S	Date of CEB Hearing	05/24/17 & 06/23/21
Current Owner(s)	Julia T Cherry Trust	CEB Certified Mail Claimed	Yes for 21-3156
		Date Property Posted	06/04/21 & 05/09/17

Notices Mailed To Following Address(es)	Case #	21-3156		Case #	17-4480		
	Street	732 Sea Duck Dr		Street	732 Sea Duck Dr		
	City	South Daytona	State	FL	City	South Daytona	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
21-3156	02/12/21	09/17/21	In compliance	Julia T Cherry Trust	1427 22nd St S	7/28/2021	\$1,000
21-3156	02/12/21	09/17/21	In compliance	Julia T Cherry Trust	1427 22nd St S	8/25/2021	\$2,800
17-4480	02/27/17	03/30/18	In compliance	Julia T Cherry Trust	1427 22nd St S	9/27/2017	\$3,500
17-4480	02/27/17	03/30/18	In compliance	Julia T Cherry Trust	1427 22nd St S	8/23/2017	\$2,800
17-4480	02/27/17	03/30/18	In compliance	Julia T Cherry Trust	1427 22nd St S	7/26/2017	\$2,800
17-4480	02/27/17	03/30/18	In compliance	Julia T Cherry Trust	1427 22nd St S	6/28/2017	\$1,000
Total Amount of Liens Certified:							\$13,900

Active Violations at Time First Lien was Certified	
21-3156	Signs-Abandoned
17-4480	Soffit Screens, Fascia Soffit disrepair, Paved Area Maintenance, Walls -exterior

Representative Present at CEB Hearing		No	
Representative Present at		0	of 6 Lien Hearings
Person to Attend Hearing	James Ranson	If person attending hearing is not Owner, is Authorization to Represent on File?	
		Yes	

Details on next page

Details- 21-3156

05/21/21: June Notice of Hearing addressed to owner signed by: Covid
06/04/21: Posting- Notice of hearing at violation address.
06/08/21: Telephone Conversation: Conversation with Dr. Cherry and discussed the issues with the sign & hearing.
06/23/21: Jun. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
07/08/21: Jun. Order of the Board addressed to owner signed by: Covid
07/28/21: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.
08/25/21: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
09/17/21: Case Closed

Details- 17-4480

05/09/17: Posting- Notice of hearing at violation address.
05/19/17: May Notice of Hearing addressed to owner returned: Unclaimed
05/24/17: May Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
06/05/17: Jun. Order of the Board addressed to owner signed by: Julia Cherry
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
10/23/17: Case Removed from CEB/SM
12/07/17: Municipal Ordinance Violation
03/07/18: Municipal Ordinance Violation
03/30/18: Case Closed

