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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:09/28/2022

LR 1:	2141 Salem Ave N	Owner(s):	Patrick Curtis
		Representative:	Todd Scime
LR 2:	2121 Dr. ML King Jr St N	Owner(s):	CO2FL, LLC
		Representative:	Jordan P. Garcia
LR 3:	2121 Dr. ML King Jr St N	Owner(s):	Jordan Garcia
LR 4:	4245 1st St NE	Owner(s):	Edwin Torres
LR 5:	2317 36th St S	Owner(s):	Fernando Maynor



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 8/31/2022

Meeting Date: 9/28/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	2141 Salem Ave N.	Date of CEB Hearing	10/27/2021
Current Owner(s)	Patrick M Curtis	CEB Certified Mail Claimed	Yes
		Date Property Posted	11/5/2021

Notices Mailed To Following Address(es)	Case #	21-13206		Case #		
	Street	2141 Salem Ave N		Street		
	City	St. Petersburg	State	FL	City	

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
21-00013206	06/01/21	08/04/22	In compliance	Patrick Curtis	2141 Salem Ave N	12/15/2021	\$950
Total Amount of Liens Certified:							\$950

Active Violations at Time First Lien was Certified			
21-13206	Permits		
Representative Present at CEB Hearing		Yes	
Representative Present at		2 of 3	Lien Hearings

Person to Attend Hearing	Todd Scime	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details
 09/17/21: Oct. Notice of Hearing addressed to owner signed: No Signature
 10/07/21: Posting- Notice of hearing at violation address.
 10/27/21: Oct. Public Hearing: Owner/representative did not attend hearing. Board gave 30 days
 11/09/21: Order of the Board addressed to owner signed: No Signature
 11/16/21: Telephone Conversation- Returned call to owner who informed me he is trying to get a permit for windows but has to get an engineer to sign off as he does not have the original paperwork.
 12/15/21: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$950.00
 12/20/21: Telephone Conversation- Returned call to owner and stated he is working on correcting violation but had to hire an engineer to do drawings. He asked when is his next appearance and did he get a lien.
 02/26/22: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days
 04/27/22: Apr. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days
 08/04/22: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 9/8/2022

Meeting Date: 9/28/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	2121 Dr ML King Jr St N	Date of CEB Hearing	2/24/2021
Current Owner(s)	CO2FL, LLC	CEB Certified Mail Claimed	No
		Date Property Posted	2/12/2021

Notices Mailed To Following Address(es)	Case #	20-17006	Case #	
	Street	6500 S Quebec St STE 300	Street	
	City	Englewood	State	CO

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
20-00017006	07/29/20	05/19/21	Voided new owner	CO2FL, LLC	2121 Dr. ML King Jr St N	4/28/2021	\$3,800
Total Amount of Liens Certified:							\$3,800

Active Violations at Time First Lien was Certified	
20-17006	Accessory Structure- Soffit/fascia disrepair

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

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

Details
 02/09/21: Feb. Notice of Hearing addressed to owner returned: Not deliverable as addressed.
 02/12/21: Posting- Notice of hearing at violation address.
 02/24/21: Feb. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
 03/22/21: Order of the Board addressed to owner returned: Insufficient address
 04/12/21: Telephone Conversation- Returned call to Jordan and advised him that the soffit was still in disrepair. He states that his tenant told him the city sanitation truck caused the damage, although he has not filed a claim. I advised him that I could not close or defer the case at this time.
 04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00
 05/19/21: Voided Case- New Owner



Report LR-3 Part 1 of 1

Report Prepared On: 9/8/2022

Meeting Date: 9/27/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	2121 Dr. ML King Jr St N		Date of CEB Hearing	9/22/2021
Current Owner(s)	Jordan P Garcia		CEB Certified Mail Claimed	No
			Date Property Posted	N/A
Notices Mailed To Following Address(es)	Case #	21-14753	Case #	
	Street	2121 Dr Martin Luther King Jr St N		Street
	City	St. Petersburg	State	FL

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
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	7/26/2022	\$3,500
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	6/21/2022	\$2,700
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	5/25/2022	\$2,800
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	4/27/2022	\$3,500
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	3/23/2022	\$2,800
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	2/23/2022	\$2,800
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	1/26/2022	\$4,200
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	12/15/2021	\$2,800
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	11/17/2021	\$2,100
21-14753	06/18/21	09/01/22	In compliance	Jordan P Garcia	2121 Dr. ML King Jr St N	10/27/2021	\$1,000

Total Amount of Liens Certified: \$28,200

Active Violations at Time First Lien was Certified	
21-14753	Accessory Structure- Soffit/fascia disrepair

Representative Present at CEB Hearing: No
 Representative Present at: 1 of 11 Lien Hearings

Person to Attend Hearing	Jordan Garcia	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details on next page

Details

08/20/21: Sep. Notice of Hearing addressed to owner returned: Refused
09/22/21: Sept. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
10/05/21: Order of the Board addressed to owner signed: Brian Gonzalez & Jordan Garcia
10/27/21: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00
11/17/21: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,100.00
12/15/21: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
01/26/22: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,200.00
02/16/22: Telephone Conversation- Returned call to Jordan but voicemail was full. His message stated that he is just learning of the liens on his property and wants to know what the liens are for.
02/23/22: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
03/14/22: Telephone Conversation: Returned call to Jordan who questioned about the case. I reminded him that we spoke at the beginning of the case and that the same violation remained. He stated he did not get around to filing a claim with the city. I let him know if he corrected the violation I would close the case and he can apply for lien release.
03/23/22: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
04/27/22: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
05/25/22: May. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
06/21/22: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,700.00
07/26/22: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
08/23/22: Aug. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 25 days
09/01/22: Closed Case



Report LR-4 Part 1 of 1

Report Prepared On: 9/15/2022

Meeting Date: 9/28/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	4245 1st St NE	Date of CEB Hearing	4/27/2022
Current Owner(s)	Future Estate Investments Inc	CEB Certified Mail Claimed	N/A
		Date Property Posted	4/6/2022

Notices Mailed To Following Address(es)	Case #	21-27112		Case #		
	Street	1318 Montgomery Bell Rd		Street		
	City	Wesley Chapel	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
21-27112	11/15/21	08/30/22	In compliance	Future Estate Investments	4245 1st St NE	7/26/2022	\$7,000
21-27112	11/15/21	08/30/22	In compliance	Future Estate Investments	4245 1st St NE	6/21/2022	\$6,000
Total Amount of Liens Certified:							\$13,000

Active Violations at Time First Lien was Certified	
21-27112	Permits

Representative Present at CEB Hearing	No
Representative Present at	0 of 2 Lien Hearings

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

Details
 01/20/22: Telephone Conversation- Returned phone call to Frinet, RDG Design, regarding permit violation at property.
 04/06/22: Posting- Notice of hearing at violation address.
 04/27/22: Apr. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
 06/21/22: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$6,000.00
 07/26/22: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$7,000.00
 08/30/22: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 9/15/2022

Meeting Date: 9/28/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	2317 36th St S	Date of CEB Hearing	6/22/2011
Current Owner(s)	Fernando Maynor	CEB Certified Mail Claimed	No
		Date Property Posted	6/8/2011

Notices Mailed To Following Address(es)	Case #	11-3178	Case #	
	Street	2317 36th St S	Street	
	City	St. Petersburg	State	FL

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
11-3178	03/02/11	06/13/17	In compliance	Fernando Maynor	2317 36th St S	10/25/2011	\$2,800
11-3178	03/02/11	06/13/17	In compliance	Fernando Maynor	2317 36th St S	9/27/2011	\$3,500
11-3178	03/02/11	06/13/17	In compliance	Fernando Maynor	2317 36th St S	8/23/2011	\$3,700
Total Amount of Liens Certified:							\$10,000

Active Violations at Time First Lien was Certified			
11-3178	Paint-main structure		
Representative Present at CEB Hearing		No	
Representative Present at		0	of 3 Lien Hearings

Person to Attend Hearing	Fernando Maynor	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details
06/08/11: Jun. Notice of Hearing addressed to owner returned: Unclaimed
06/08/11: Posting- Notice of hearing at violation address.
06/22/11: Jun. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
07/19/11: Order of the Board addressed to owner returned: Unclaimed
08/23/11: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,700.00
09/27/11: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
10/25/11: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
09/04/15: Municipal Ordinance Violation issued.
04/11/16: Municipal Ordinance Violation issued.
01/18/17: Municipal Ordinance Violation issued.
06/13/17: Case Closed

