



St. Petersburg  
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**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:07/27/16**

<b>LR 1:</b>	2713 30th Ave N.	<b>Owner(s):</b>	Matthew McGuirk
<b>LR 2:</b>	833 21st Ave S.	<b>Owner(s):</b>	Lena M Carter Est.
		<b>Representative:</b>	Jerome B. Smith
<b>LR 3:</b>	2417 10th Ave S.	<b>Owner(s):</b>	Carlos Capo
		<b>Representative:</b>	Steve Heinz
<b>LR 4:</b>	920 20th Ave S.	<b>Owner(s):</b>	Cromwell Heights 20th Ave Land Trust NO 920/ Trust Assets LLC Tre
		<b>Representative:</b>	Daniel Thom





# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 7/7/2016

Meeting Date: 7/27/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2713 30th Ave N.	Date of CEB Hearing	12/19/2012
Current Owner(s)	Matthew McGuirk	CEB Certified Mail Claimed	12/14/2012
		Date Property Posted	12/5/2012

Notices Mailed To Following Address(es)	Case #	12-18386	Case #	
	Street	2713 30th Ave N.	Street	
	City	St. Petersburg	State	FL

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
12-18386	09/21/12	06/08/15	In compliance	Diem Huong Thuy & Matthew T McGuirk	2713 30th Ave N.	6/24/2014	\$28,900
<b>Total Amount of Liens Certified:</b>							<b>\$28,900</b>

Active Violations at Time First Lien was Certified	
12-18386	Permits- After the fact permit required for alteration to garage/carport.

Representative Present at CEB Hearing	No
Representative Present at	1 of 2 Lien Hearings

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

**Details:** All certified mail was returned unclaimed but investigator was in contact with Mr. McGuirk. Permit was issued in January 2013 but it expired without a final inspection.





Report LR-2 Part 1 of 1

Report Prepared On: 7/12/2016

Meeting Date: 7/27/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	833 21st Ave S.	Date of CEB Hearing	4/22/2015
Current Owner(s)	Lena M. Carter Est c/o Jerome B. Smith PR	CEB Certified Mail Claimed	Yes
		Date Property Posted	4/7/2015

Notices Mailed To Following Address(es)	Case #	14-10056	Case #	
	Street	1534 18th Ave S.	Street	
	City	St. Petersburg	State	FL

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
14-10056	05/30/14	06/09/16	In compliance	Lena M Carter Est.	833 21st Ave S.	4/27/2016	\$29,600
<b>Total Amount of Liens Certified:</b>							<b>\$29,600</b>

Active Violations at Time First Lien was Certified	
14-10056	<b>Permits-</b> Permits are required for the installation of new doors and windows installed at main and rear structure. Permits 14-08001209 & 14-08001214 which were obtained for the above cited work expired on 11-29-14 without receiving approved final inspections.

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

Person to Attend Hearing	Jerome B. Smith	If person attending hearing is not Owner, is Authorization to Represent on File?

**Details:** All mail was signed for and owner attended the Code Enforcement Board hearing. The case was deferred from Special Magistrate because of active permits. The permit had expired before the April 27,2016 Special Magistrate hearing without a final inspection.





Report LR-3 Part 1 of 1

Report Prepared On: 7/12/2016

Meeting Date: 7/27/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2417 10th Ave S	Date of CEB Hearing	4/22/2015
Current Owner(s)	Carlos Capo	CEB Certified Mail Claimed	Yes
		Date Property Posted	4/8/2015

Notices Mailed To Following Address(es)	Case #	14-24213	Case #	
	Street	11210 Sigmond Cir	Street	
	City	Fishers	State	IN

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
14-24213	11/21/14	06/08/16	In compliance	Carlos Capo	2417 10th Ave S.	8/25/2015	\$3,500
14-24213	11/21/14	06/08/16	In compliance	Carlos Capo	2417 10th Ave S.	7/21/2015	\$2,800
14-24213	11/21/14	06/08/16	In compliance	Carlos Capo	2417 10th Ave S.	6/23/2015	\$3,700
<b>Total Amount of Liens Certified:</b>							<b>\$10,000</b>

Active Violations at Time First Lien was Certified	
14-24213	Porch Disrepair- Porch with screen torn in several areas.
	Fence/Wall/Hedge Maintenance- Wooden fence with missing or broken slats.
	Fascia/Soffit Disrepair- Areas of fascia/soffit with rotten/damaged wood.
	Door- Exterior- Side door presents with rotten/damaged wood along the bottom and trim.
	Paint-securing boards- Securing boards are not painted.

Representative Present at CEB Hearing	No
Representative Present at	0 of 3 Lien Hearings

Person to Attend Hearing	Steve Heinz	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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**Details:** Mail was signed for but signature was not legible. There was no contact with the owner until the property manger requested an inspection on 06/06/16.





Report LR-4 Part 1 of 1

Report Prepared On: 7/14/2016

Meeting Date: 7/27/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	920 20th Ave S.			Date of CEB Hearing	2/25/2015
Current Owner(s)	Cromwell Heights 20th Ave S. Land Trust #920			CEB Certified Mail Claimed	No
	Trust Assets LLC Tre.			Date Property Posted	2/11/2015
Notices Mailed To Following Address(es)	Case #	14-22481	Case #		
	Street	PO Box 923	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
14-22481	10/23/14	07/11/16	In compliance	Cromwell Heights	920 20th Ave S.	7/21/2015	\$2,800
14-22481	10/23/14	07/11/16	In compliance	Cromwell Heights	920 20th Ave S.	6/23/2015	\$3,500
14-22481	10/23/14	07/11/16	In compliance	Cromwell Heights	920 20th Ave S.	5/19/2015	\$2,800
14-22481	10/23/14	07/11/16	In compliance	Cromwell Heights	920 20th Ave S.	4/21/2015	\$3,000
<b>Total Amount of Liens Certified:</b>							<b>\$12,100</b>

Active Violations at Time First Lien was Certified	
14-22481	Fascia/Soffit Disrepair - Fascia and/or soffit not properly maintained in area
	Walls-Exterior - Exterior Wall not properly maintained and/or in sound condition.

<b>Representative Present at CEB Hearing</b>			No
<b>Representative Present at</b>			0 of 4 <b>Lien Hearings</b>
Person to Attend Hearing	Daniel Thom	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

**Details:**  
 01/21/15: February Notice of Hearing addressed to Cromwell Heights 20th Ave S Returned: Attempted-not known  
 02/25/15: February Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 03/03/15: Order of the Board addressed to Cromwell Heights 20th Ave S returned: Unclaimed  
 04/21/15: Apr Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$3000.00  
 05/19/15: May Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$2800.00  
 06/23/15: June Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$3500.00  
 07/21/15: Jul Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$2800.00  
 05/24/16: **City of St. Petersburg filed a Lis Pendens.** The city has expensed \$473.00 in city funds.  
 07/11/16: Close Case

