



St. Petersburg  
www.stpete.org

**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date: 02/28/2018**

---

**LR 1:** 4732 2nd Ave S.

**Owner(s):**

Alexander F. Ewell

**LR 2:** 4401 1st Way NE

**Owner(s):**

Philip J. and Raquel P. Russo

**LR 3:** 1749 9th Ave S.

**Owner(s):**

Betsy Larson



# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 2/13/2018  
Meeting Date: 2/28/2018

Liens being considered below resulted from:  Violations at the Property

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

Property Address	4732 2nd Ave S.	Date of CEB Hearing	2/24/2016
Current Owner(s)	Alexander Ewell	CEB Certified Mail Claimed	Yes
		Date Property Posted	2/9/2016

Notices Mailed To Following Address(es)	Case #	15-28546	Case #	
	Street	4732 2nd 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
15-28546	12/01/15	11/02/16	In compliance	Alexander Ewell	4732 2nd Ave S.	9/28/2016	\$19,200
<b>Total Amount of Liens Certified:</b>							<b>\$19,200</b>

Active Violations at Time First Lien was Certified	
15-28546	Permit required to enclose garage.

<b>Representative Present at CEB Hearing</b>	Yes
<b>Representative Present at</b>	1 of 2 <b>Lien Hearings</b>

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

**Details:**  
 02/01/16: Feb. Notice of Hearing addressed to Alexander Ewell signed for by Dorothy Benson.  
 02/24/16: Feb. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.  
 04/27/16: Apr. Special Magistrate Hearing: Staff Recommended Deferral - permits  
 05/16/16: **Telephone Conversation:** Spoke with occupant Dorothy Benton about hearing. She said she is doing work on the property that is expensive and can't afford the architectural drawings to activate permit.  
 06/22/16: Jun. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by CEB 60 days.  
 09/28/16: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$19,200.00.  
 11/02/16: Close Case





Report LR-2 Part 1 of 1

Report Prepared On: 2/14/2018  
Meeting Date: 2/28/2018

Liens being considered below resulted from:  Attached Due to Owner's Name or Prior Owner's Name  
Applicant Request:  Release of Lien(s) from the subject property only. Lien(s) to remain in the name of owner at time of lien.

Property Address	4401 1st Way NE
Current Owner(s)	Philip J. and Raquel P. Russo

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
16-24283	Philip J. and Raquel P. Russo	4401 1st Way NE	3/22/2017	\$3,100
<b>Total Amount of Liens Certified:</b>				<b>\$3,100</b>

Person to Attend Hearing	Philip J. and Raquel P. Russo	If person attending hearing is not Owner, is Authorization to Represent on File?	

**Details:** Philip and Raquel Russo did a deed in lieu of foreclosure and gave this property back to the bank. They are requesting the lien be released from their names.





Report LR-3 Part 1 of 1

Report Prepared On: 2/16/2018

Meeting Date: 2/28/2018

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1749 9th Ave S.		Date of CEB Hearing	9/28/2011			
Current Owner(s)	Betsy Larson		CEB Certified Mail Claimed	Yes			
			Date Property Posted	9/7/2011			
Notices Mailed To Following Address(es)	Case #	11-8392	Case #	11-8395			
	Street	7030 Dr. ML King Jr St S.		Street	7030 Dr. ML King Jr St S.		
	City	St. Petersburg	State	FL	City	St. Petersburg	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
11-8392	05/20/11	12/12/11	In compliance	Betsy Larson	1749 9th Ave S.	11/15/2011	\$300
11-8395	05/20/11	02/16/18	In compliance	Betsy Larson	1749 9th Ave S.	11/15/2011	\$300
11-8395	05/20/11	02/16/18	In compliance	Betsy Larson	1749 9th Ave S.	12/13/2011	\$2,800
11-8395	05/20/11	02/16/18	In compliance	Betsy Larson	1749 9th Ave S.	1/24/2012	\$4,200
11-8395	05/20/11	02/16/18	In compliance	Betsy Larson	1749 9th Ave S.	2/21/2012	\$2,800

**Total Amount of Liens Certified: \$10,400**

Active Violations at Time First Lien was Certified	
11-8392	Certificate of Insp Required
11-8395	Permits

Representative Present at CEB Hearing: Yes  
 Representative Present at: 0 of 4 Lien Hearings

Person to Attend Hearing	Betsy Larson	If person attending hearing is not Owner, is Authorization to Represent on File?
--------------------------	--------------	--

**Details:**  
 08/15/11: Sept. Notice of Hearing addressed to Betsy Larson signed by Betsy Larson.  
 09/28/11: Sept. Public Hearing: Owner/representative attended hearing. Board gave 45 days on both cases.  
 11/15/11: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$300.00 on both cases.  
 12/12/11: Case 11-8392 closed to compliance  
 12/13/11: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00  
 01/24/12: Jan Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4200.00  
 02/21/12: Feb Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00  
 03/06/12: **Telephone Conversation:** Voicemail left with Ms. Larson that the case is pulled from March hearing and will proceed with Municipal Ordinance Violation.  
 05/09/13: **Telephone Conversation:** Spoke with Gil. Permit on property to cover violations. Explained that case will be monitored until the permit has received final inspections.  
 02/21/14: Municipal Ordinance Violation issued.  
 09/27/17: **Telephone Conversation:** Spoke with owner. Explained the status of her permits and that she will need to speak to the permitting dept.  
 02/16/18: Case Closed

