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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:07-25-18

LR 1:	761 42nd Ave N.	Owner(s):	James A. Day
LR 2:	1709 Anatasia Way S.	Owner(s):	Trika Lovett Carroll
LR 3:	5645 4th Ave N.	Owner(s): Representative:	Carrington Mortgage Services, LLC Debra Faucher
LR 4:	5229 5th Ave N.	Owner(s): Representative:	Zyanya Invest Inc. Kathy Perna
LR 5:	778 30th Ave S.	Owner(s):	Raphael R. Isom Renee Yates



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 7/12/2018

Meeting Date: 7/25/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	761 42nd Ave North	Date of CEB Hearing	6/28/2017
Current Owner(s)	James A. Day	CEB Certified Mail Claimed	N/A
		Date Property Posted	6/13/2017

Notices Mailed To Following Address(es)	Case #	17-5072		Case #	
	Street	761 43rd Ave N.		Street	
	City	Saint Petersburg	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
17-5072	03/02/17	05/17/18	In compliance	James Day	761 42nd Ave N.	9/27/2017	\$1,550
Total Amount of Liens Certified:							\$1,550

Active Violations at Time First Lien was Certified	
17-5072	Permits- Permits are required for the construction of addition onto the rear of structure.

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

Person to Attend Hearing	James A. Day	If person attending hearing is not Owner, is Authorization to Represent on File?

Details:
 06/22/17: Talked to owner who advised that contractor has been in contact with engineer and plans are being drawn.
 06/28/17: Jun. Public Hearing: Owner/representative attended hearing. Board gave 60 days.
 07/14/17: June. Order of the Board posted at front entrance.
 09/27/17: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,550.00
 10/25/17: Oct Special Magistrate Hearing: Staff recommended deferral- permits.
 12/20/17: Dec Special Magistrate Hearing: Staff recommended deferral- permits.
 01/19/18: **Telephone Conversation:** With owner that case will be heard and would need to attend for status update.
 01/24/18: Jan Special Magistrate Hearing: Owner/Representative present. Lien extended by SM 45 days.
 03/28/18: Mar Special Magistrate Hearing: Staff recommended deferral- permits.
 05/17/18: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 7/12/2018

Meeting Date: 7/25/2018

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 the subject property only. Lien(s) to remain in the name of owner at time of lien.

Property Address	1709 Anastasia Way S.
Current Owner(s)	Trika Lovett Carroll

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
13-21709	Trika Lovett	845 22nd Ave S.	6/24/2014	\$3,500
13-21709	Trika Lovett	845 22nd Ave S.	5/20/2014	\$6,300
Total Amount of Liens Certified:				\$9,800

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

Details: Liens were placed on the property address 845 52nd Ave South which the owner no longer owns. She is requesting to have the liens removed that are cross attaching to her residence at 1709 Anastasia Way S.

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Report LR-3 Part 1 of 1

Report Prepared On: 7/12/2018

Meeting Date: 7/25/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	5645 4th Ave N.			Date of CEB Hearing	1/25/2017
Current Owner(s)	Carrington Mortgage Services LLC			CEB Certified Mail Claimed	Yes
				Date Property Posted	1/9/2017
Notices Mailed To Following Address(es)	Case #	16-23730		Case #	
	Street	5645 4th Ave N.		Street	
	City	Saint 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
16-23730	10/18/16	03/21/18	In compliance	Carrington Mortgage Services	5645 4th Ave North	7/26/2017	\$5,800
16-23730	10/18/16	03/21/18	In compliance	Carrington Mortgage Services	5645 4th Ave North	6/28/2017	\$3,300
16-23730	10/18/16	03/21/18	In compliance	Carrington Mortgage Services	5645 4th Ave North	4/26/2017	\$3,500
16-23730	10/18/16	03/21/18	In compliance	Carrington Mortgage Services	5645 4th Ave North	3/22/2017	\$3,100
Total Amount of Liens Certified:							\$15,700

Active Violations at Time First Lien was Certified	
16-23730	Paint-Main structure / Fascia-soffit disrepair
	Permits / Junk/rubbish/outdoor storage
	Pool/ Spa/Pond Maintenance- pool water is stagnant and in unsanitary condition.

Representative Present at CEB Hearing		No
Representative Present at		2 of 4 Lien Hearings

Person to Attend Hearing	Debra Faucher	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 12/20/16: Jan. Notice of Hearing addressed to Carrington MTG Services signed by: not legible
 01/25/17: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 02/07/17: Feb. Order of the Board addressed to Carrington MTG Services signed by: not legible
 03/22/17: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
 04/26/17: Jan Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 05/24/17: May Special Magistrate Hearing: Owner/Representative present. Lien extended for 25 days
 06/28/17: Jun. Special Magistrate Hearing: Owner/Representative present. Special Mag. Certified lien for \$3,300.00.
 07/26/17: Jul. Special Magistrate Hearing: Owner/Representative present. Special Mag. Certified lien for \$5,800.00.
 08/11/17: Case removed from CEB process.
 08/18/17: Municipal Ordinance Violation issued to owner.
 03/21/18: Case Closed



Report LR-4 Part 1 of 1

Report Prepared On: 7/12/2018

Meeting Date: 7/25/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	5229 5th Ave North			Date of CEB Hearing	1/25/2017		
Current Owner(s)	Zyanya Invest Inc.			CEB Certified Mail Claimed	No		
				Date Property Posted	1/9/2017		
Notices Mailed To Following Address(es)	Case #	16-21027	Case #	16-21027			
	Street	9251 98th Ave	Street	3515 49th St N			
	City	Seminole	State	FL	City	St. Petersburg	State

0	Active Violation Cases Currently at Subject Property
19	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
16-21027	09/20/16	11/07/17	In compliance	Zyanya Invest Inc.	5229 5th Ave N.	9/27/2017	\$15,400
16-21027	09/20/16	11/07/17	In compliance	Zyanya Invest Inc.	5229 5th Ave N.	4/26/2017	\$3,500
16-21027	09/20/16	11/07/17	In compliance	Zyanya Invest Inc.	5229 5th Ave N.	3/22/2017	\$3,100
Total Amount of Liens Certified:							\$22,000
Active Violations at Time First Lien was Certified							
16-21027	Permits- After the fact permit is required for enclosure of screen porch.						

Representative Present at CEB Hearing		Yes	
Representative Present at		1	of 4 Lien Hearings
Person to Attend Hearing	Kathy Perna	If person attending hearing is not Owner, is Authorization to Represent on File?	
		Yes	

Details:
 01/24/17: Jan. Notice of Hearing addressed to Zyanya Invest Inc. returned unclaimed.
 01/25/17: Jan. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
 02/24/17: Reinspection- Met with Kathy and completed interior inspection. Permit issue remaining.
 03/22/17: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00
 04/03/17: Order of the Board addressed to Zyanya Invest Inc. returned unclaimed.
 04/26/17: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
 05/09/17: **Telephone Conversation:** Supervisor Mike Vold Spoke with Kathy. Mike explained they need to attend the next hearing and ask for more time. Once they are done they could apply for lien release.
 05/24/17: May Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days.
 09/27/17: Sept. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$15,400.00
 11/07/17: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 7/12/2018

Meeting Date: 7/25/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	778 30th Ave South				Date of CEB Hearing	
Current Owner(s)	Raphael R Isom and Renee Yates				CEB Certified Mail Claimed	
					Date Property Posted	
Notices Mailed To Following Address(es)	Case #	12-5862		Case #		
	Street	778 30th Ave S.		Street		
	City	St. Petersburg	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
12-5862	04/12/12	07/03/18	In compliance	Raphael Isom & Renee Yates	778 30th Ave S.	12/18/2012	\$3,500
12-5862	04/12/12	07/03/18	In compliance	Raphael Isom & Renee Yates	778 30th Ave S.	11/13/2012	\$2,100
12-5862	04/12/12	07/03/18	In compliance	Raphael Isom & Renee Yates	778 30th Ave S.	10/23/2012	\$2,800
12-5862	04/12/12	07/03/18	In compliance	Raphael Isom & Renee Yates	778 30th Ave S.	9/25/2012	\$2,800
12-5862	04/12/12	07/03/18	In compliance	Raphael Isom & Renee Yates	778 30th Ave S.	8/28/2012	\$900
Total Amount of Liens Certified:							\$12,100

Active Violations at Time First Lien was Certified	
12-5862	Permits- Permits have expired without final permits.

Representative Present at CEB Hearing	No
Representative Present at	0 of 5 Lien Hearings

Person to Attend Hearing	Renee Yates and Raphael R Isom	If person attending hearing is not Owner, is Authorization to Represent on File?

Details: There was no contact with either owner until after the liens were certified. Renee spoke with the investigator on 7/15/14 about getting the water turned on. He explained the case is still active and violations need to be corrected.

