



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 09/28/2016

LR 1: 4300 Columbus Way S.

Owner(s): Michael J. Myers
Representative: Estella Parrotte-Myers

LR 2: 2432 13th Ave. S.

Owner(s): Laus Homes LLC
Representative: Giacomo Bossa, Esq.



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 9/13/2016

Meeting Date: 9/28/2016

Liens being considered below resulted from: Violations at the Property

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

Property Address	4300 Columbus Way S.	Date of CEB Hearing	1/27/2016
Current Owner(s)	Michael J. Myers	CEB Certified Mail Claimed	No
	Estella Parrotte-Myers	Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	15-28872	Case #	
	Street	10136 Yacht Club Dr.	Street	
	City	St. Pete Beach	State	FL

0	Active Violation Cases Currently at Subject Property
8	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
15-28872	12/08/15	08/30/15	Permits Finaled 8/25/16	Michael J. Myers & Estella Parrotte-Myers	4300 Columbus Way S.	5/25/2016	\$4,900
Total Amount of Liens Certified:							\$4,900

Active Violations at Time First Lien was Certified	
15-28872	Property Unfit due to structural damage on interior.

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

Person to Attend Hearing	Stella Myers	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 01/26/2016: Conversation with owner about necessity of obtaining permit to resolve violation at property.
 01/27/2016: Jan CEB Hearing: No representation at Code Enforcement Board Hearing. Board gave 25 days.
 02/13/2016: January Order of the Board addressed to Michael J. Myers Signed by: Not Legible
 03/23/2016: Mar CEB Hearing: Owner/Representative present. Lien extended by CEB for 45 days.
 05/19/2016: Contacted owner, Michael Myers, and left message advising him of the importance of attending the Special Magistrate Hearing to try to obtain additional time to complete his permit.
 05/25/2016: May CEB Hearing: No representation at Code Enforcement Board Hearing. Lien certified for \$4,900.
 06/06/2016: Owners obtained permit.
 06/22/2016: June Special Magistrate Hearing: Staff recommended deferral - Permits.
 07/27/2016: July Special Magistrate Hearing: Staff recommended deferral - Permits.
 08/30/2016: Close case.



Report LR-2 Part 1 of 1

Report Prepared On: 9/14/2016

Meeting Date: 9/28/2016

Liens being considered below resulted from: Violations at the Property

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

Property Address	2432 13th Avenue South	Date of CEB Hearing	3/23/2016
Current Owner(s)	Laus Homes LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	3/11/2016

Notices Mailed To Following Address(es)	Case #	15-26088	Case #	
	Street	111 2nd Ave. NE Ste. 346	Street	
	City	St. Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
2	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
15-26088	11/05/16	07/27/16	In Compliance	Laus Homes LLC	2432 13th Ave. S.	6/22/2016	\$6,600
Total Amount of Liens Certified:							\$6,600

Active Violations at Time First Lien was Certified	
15-26088	Ceiling - Interior - Water damage, holes
	Window - Disrepair, separating from wall
	Walls - Interior - Tiles, separating or broken
	Roof Disrepair
	Electric Disrepair/Unsafe - Inoperative outlets
	A/C Unit and attached duct work in disrepair

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

Person to Attend Hearing	Giacomo Bossa, Esq.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:

02/16/2016: March Notice of Hearing addressed to Laus Homes LLC Signed by: Taina Rivera

03/23/2016: March CEB Hearing: No representation at Code Enforcement Board Hearing. Board gave 25 days.

04/15/2016: Met with property manager and tenant. Window violation fixed but unable to provide documentation that any of the roof or electrical work was completed.

04/27/2016: April Lien Certification Meeting: Owner/Representative present. Lien extended by CEB for 25 days.

06/02/2016: Supervisor sent email to owner advising that the case cannot be closed due to duct work issues and the roof still needs an inspection.

06/22/2016: June Lien Cert. Meeting: No representation at Special Magistrate Hearing. Lien certified for \$6,600.

07/11/2016: Supervisor sent email to owner advising that the roof still needs to be inspected and cleared by a licensed roofing professional.

07/27/2016: Before the start of the July Lien Cert. Meeting, the attorney for the owner provided final documentation of work completed. Close case.