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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:08/25/2021

LR 1:	7210 12th St N	Owner(s):	Argi Family 2015 Irrev Trust
		Representative:	Jonathan Argi
LR 2:	2300 East Harbor Dr S	Owner(s):	Aakash Yash Agarwal
		Representative:	Sudhir Agarwal
LR 3:	5015 30th Ave N	Owner(s):	Thelma J Maze Revocable Trust
		Representative:	Lance Andrews, Esq.
LR 4:	427 39th St S	Owner(s):	Ronald Wright
LR 5:	2321 25th Ave S	Owner(s):	Allison Pooran (At time of lien)
LR 6:	1119 28th St S	Owner(s):	Ward Construction & Remodeling Robert Ward



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 6/2/2021

Meeting Date: 8/25/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	7210 12th St N	Date of CEB Hearing	3/24/2021
Current Owner(s)	Agri Family 2015 Irrev Trust	CEB Certified Mail Claimed	4/8/2021
		Date Property Posted	04/06/2021

Notices Mailed To Following Address(es)	Case #	20-12999	Case #	20-12999
	Street	9954 Innisfree Dr	Street	7210 12th St N
	City	Alpharetta	State	GA
	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
20-12999	06/16/20	05/17/21	In compliance	Agri Family 2015 Irrev Trust	7210 12th St N	4/28/2021	\$1,000
Total Amount of Liens Certified:							\$1,000
Active Violations at Time First Lien was Certified							
20-12999	Permits-Building a structure at rear of property without an active permit on file.						
Representative Present at CEB Hearing						No	
Representative Present at						0	of 1 Lien Hearings

Person to Attend Hearing	Jonathan Argi	If person attending hearing is not Owner, is Authorization to Represent on File?
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Details

03/17/21: Telephone Conversation: Spoke with property owner and he said still in process of evicting tenant and if he could get the 25 day city process for this months hearing.

03/22/21: Mar. Notice of Hearing addressed to Argi Family Trust returned: Unclaimed

03/24/21: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

04/08/21: Mar. Order of the Board addressed to Argi Family Trust signed by: Covid 19

04/21/21: Telephone Conversation: Spoke with Jonathan to let know shed is still present so violation remains.

04/27/21: Telephone Conversation: Spoke with Jonathan and will meet at 1:30 today to confirm if shed is 100sq feet or less for compliance.

04/27/21: Reinspection: During re-inspection met with property manager of owner. Violations remains for shed that was measured 12' x 34' at time of inspection.

04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.

05/17/21: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 8/5/2021

Meeting Date: 8/25/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	2300 East Harbor Dr S	Date of CEB Hearing	4/28/2021
Current Owner(s)	Agarwal, Aakash Yash	CEB Certified Mail Claimed	Yes
		Date Property Posted	4/5/2021

Notices Mailed To Following Address(es)	Case #	20-25250		Case #		
	Street	17194 Russett St		Street		
	City	San Diego	State	CA	City	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
20-00025250	10/15/20	07/20/21	In compliance	Agarwal, Aakash Yash	2300 East harbor Dr S	6/23/2021	\$3,100
Total Amount of Liens Certified:							\$3,100

Active Violations at Time First Lien was Certified	
20-00025250	Zoning Prohibited Use

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

Person to Attend Hearing	Sudhir Agarwal	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details
03/17/21: Apr. Notice of Hearing addressed to owner signed by: Covid 19-no signature
04/05/21: Posting- Notice of hearing at violation address.
04/28/21: Apr. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days for both cases.
05/20/21: Apr. Order of the Board addressed to owner signed by: Covid 19
06/23/21: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
07/20/21: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 8/6/2021

Meeting Date: 8/25/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	5015 30th Ave N				Date of CEB Hearing	1/23/2019
Current Owner(s)	Thelma J Maze Revocable Trust				CEB Certified Mail Claimed	No
					Date Property Posted	1/7/2019
Notices Mailed To Following Address(es)	Case #	18-7017	Case #			
	Street	5015 30th Ave N	Street			
	City	St. Petersburg	State	33710	City	State

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
18-7017	03/20/18	07/22/19	In compliance	Thelma J Maze Revocable trust	5015 30th Ave N	6/26/2019	\$12,900
Total Amount of Liens Certified:							\$12,900

Active Violations at Time First Lien was Certified	
18-7017	Parking-Residential Maintenance
	Junk/Rubbish/Outdoor Storage
	Sod/Groud Cover

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

Person to Attend Hearing	Lance Andrews, Esq.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details
01/07/19: Posting- Notice of hearing at violation address.
01/16/19: Jan. Notice of Hearing addressed to owner returned: Unclaimed
01/23/19: Jan. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
02/28/19: Jan. Order of the Board addressed to owner returned: Unclaimed
02/27/19: Feb. Public Hearing: Owner/representative attended hearing. Board gave 60 days.
04/12/19: Telephone Conversation: Returned Mr. Maze's call and left message.
05/08/19: Telephone Conversation: Supervisor Vold left message with Attorney Andrews secretary, that yes we have approved the parking diagram sent in by Mr. Maze.
05/22/19: May Public Hearing: Staff Recommended deferral- city process.
06/26/19: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$12,900.00.
07/22/19: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 8/6/2021

Meeting Date: 8/25/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	427 39th St S			Date of CEB Hearing	8/22/2018	
Current Owner(s)	Ronald Wright			CEB Certified Mail Claimed	Yes	
				Date Property Posted	8/7/2018	
Notices Mailed To Following Address(es)	Case #	18-14232		Case #		
	Street	1 N Dale Mabry Hwy Ste 800			Street	
	City	Tampa	State	FL	City	

0	Active Violation Cases Currently at Subject Property
3	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
18-14232	06/07/18	08/15/19	In compliance	Ronald Wright	427 39th St S	1/23/2019	\$3,500
18-14232	06/07/18	08/15/19	In compliance	Ronald Wright	427 39th St S	12/19/2018	\$3,500
18-14232	06/07/18	08/15/19	In compliance	Ronald Wright	427 39th St S	11/14/2018	\$2,100
18-14232	06/07/18	08/15/19	In compliance	Ronald Wright	427 39th St S	10/24/2018	\$2,800
18-14232	06/07/18	08/15/19	In compliance	Ronald Wright	427 39th St S	9/26/2018	\$1,000
Total Amount of Liens Certified:							\$12,900

Active Violations at Time First Lien was Certified	
18-14232	Paint-main structure Fence/Wall/Hedge Maintenance
	Fascia/Soffit disrepair Soffitt Screens
	Maintenance - Structure Parts

Representative Present at CEB Hearing		No
Representative Present at		1 of 6 Lien Hearings
Person to Attend Hearing	Ronald Wright	If person attending hearing is not Owner, is Authorization to Represent on File?
		N/A

Details
 07/25/18: Jul. Notice of Hearing addressed to owner signed by: Signature not legible
 08/07/18: Posting- Notice of hearing at violation address.
 08/22/18: Aug. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 09/04/18: Aug. Order of the Board addressed to owner signed by: Caleb Raymond
 09/26/18: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.
 10/24/18: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
 11/14/18: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,100.00.
 12/19/18: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 01/23/19: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 02/27/19: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended 60 days.
 05/15/19: Case Removed from CEB/SM for max liens.
 08/15/19: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 8/6/2021
Meeting Date: 8/25/2021

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 name only.
Lien(s) to remain on subject property.

Property Address	2321 25th Ave S
Current Owner(s)	Allison Pooran

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
19-15897	Allison and Nardeo Pooran	2321 25th Ave S	11/20/2019	\$3,100
19-15897	Allison and Nardeo Pooran	2321 25th Ave S	12/18/2019	\$2,800
19-15897	Allison and Nardeo Pooran	2321 25th Ave S	1/22/2020	\$3,500
19-15897	Allison and Nardeo Pooran	2321 25th Ave S	2/26/2020	\$3,500
Total Amount of Liens Certified:				\$12,900

Person to Attend Hearing	Allison Pooran	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details
 09/04/19: Sep. Notice of Hearing addressed to owner returned: Unclaimed
 09/11/19: Posting- Notice of hearing at violation address.
 09/25/19: Sep. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 10/28/19: Sep. Order of the Board addressed to owner returned: Unclaimed
 11/20/19: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
 12/18/19: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
 01/22/20: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 03/09/20: Telephone Conversation: Returned call to Allison , she states that violation is on city property. She stated she will email me the survey.
 03/23/20: Close Case



Report LR-6 Part 1 of 1

Report Prepared On: 8/9/2021

Meeting Date: 8/25/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	1119 28th St S	Date of CEB Hearing	01/22/20 & 03/26/14
Current Owner(s)	Ward Construction & Remodeling Inc.	CEB Certified Mail Claimed	Yes
		Date Property Posted	01/08/20 & 03/14/14

Notices Mailed To Following Address(es)	Case #	19-28145	Case #	11-21906
	Street	12110 Hazen Ave	Street	12110 Hazen Ave
	City	Thonotosassa	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
19-28145	10/22/19	04/16/21	In compliance	Ward Construction	1119 28th St S	2/26/2020	\$1,000
19-28145	10/22/19	04/16/21	In compliance	Ward Construction	1119 28th St S	2/26/2020	\$1,000
11-21906	11/15/11	12/16/14	In compliance	Ward Construction	1119 28th St S	5/20/2014	\$2,500
Total Amount of Liens Certified:							\$4,500

Active Violations at Time First Lien was Certified	
19-28145	Permits
11-21906	Permits and Fascia/Soffit disrepair

Representative Present at CEB Hearing	No
Representative Present at	1 of 4 Lien Hearings

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

Details- 19-28145

01/08/20: Jan. Notice of Hearing addressed to owner returned: Unclaimed
01/08/20: Posting- Notice of hearing at violation address.
01/22/20: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
02/20/20: Jan. Order of the Board addressed to owner returned: Unclaimed
02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.
11/18/20: Nov. Special Magistrate Hearing: Staff recommended deferral- city process
01/27/21: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$33,500.00.
04/16/21: Close Case

Details- 11-21906

02/20/14: Mar.. Notice of Hearing addressed to signed by: Not legible
03/14/14: Posting- Notice of hearing at violation address.
03/26/14: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 30 days
04/04/14: Mar. Order of the Board addressed to owner signed by: Robert Ward
05/20/14: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,500.00.
06/24/14: Jun. Special Magistrate Hearing: Owner/Representative present. Lien extended 30 days
08/26/14: Aug. Special Magistrate Hearing: Staff recommended deferral- permits
10/21/14: Oct. Special Magistrate Hearing: Staff recommended deferral- permits
12/16/14: Close Case

