



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:09/27/2023

LR 1:	1161 16th Ave S	Owner(s):	Albert & Christell Williams
		Representative:	Antonio Williams
LR 2:	1222 Country Club Way S	Owner(s):	Terrace James Garbis
		Representative:	Phillip Garbis
LR 3:	3865 50th Ave S	Owner(s):	Anthony Masino
LR 4:	1008 Newton Ave S	Owner(s):	Evergreen Property Investments Javier Beuzeville
LR 5:	2606 1st Ave S	Owner(s):	Sunshine Boys LLC
		Representative:	Trevor Robinson
LR 6:	2731 22nd St S	Owner(s):	Pro Visions Property Group LLC
		Applicant:	Spencer Hanley
LR 7:	4300 16th Ave N	Owner(s):	Irvin C Binder Est.
		Representative:	Melody Stang
LR 8:	321 66th St N	Owner(s):	Brenda Holland Heahlke Est.
		Representative:	Catherine Holland Defrees
LR 9:	720 40th St S	Owner(s):	Lauria, Melissa
LR 10:		Owner(s):	
		Representative:	
LR 11:		Owner(s):	
LR 12:		Owner(s):	
		Representative:	



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 9/8/2023

Meeting Date: 9/27/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	1161 16th Ave S			Date of CEB Hearing	3/22/2006
Current Owner(s)	Albert & Christell Williams			CEB Certified Mail Claimed	Yes
				Date Property Posted	3/6/2006
Notices Mailed To Following Address(es)	Case #	05-23052		Case #	
	Street	1161 16th Ave S		Street	
	City	St. Petersburg	State	FL	City

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
05-23052	12/01/05	10/24/06	In compliance	Albert & Christell Williams	1161 16th Ave S	6/27/2006	\$1,850
05-23052	12/01/05	10/24/06	In compliance	Albert & Christell Williams	1161 16th Ave S	7/25/2006	\$1,400
05-23052	12/01/05	10/24/06	In compliance	Albert & Christell Williams	1161 16th Ave S	9/26/2006	\$3,150
Total Amount of Liens Certified:							\$6,400

Active Violations at Time First Lien was Certified	
05-23052	Junk/Rubbish/Outdoor storage
	Sod/Ground Cover
	Motor Vehicle Parts
	Accessory Structure Repairs

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

Details
 02/22/06: Mar. Notice of Hearing addressed to owner signed by: Christell Williams
 03/06/06: Posting- Notice of hearing at violation address.
 03/22/06: Mar. Public Hearing: Owner/representative attended hearing. Board gave 60 days
 03/22/06: Meeting- Spoke to Mr. Williams about the progress he has made. He says the junk is gone and is painting the shed. We discussed options for compliance in the rear yard.
 06/27/06: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,850.00
 07/25/06: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,400.00
 08/22/06: Aug. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days
 09/26/06: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,150.00
 10/24/06: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 9/8/2023

Meeting Date: 9/27/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	1222 Country Club Way S	Date of CEB Hearing	1/25/2023
Current Owner(s)	Terrace James Garbis & Dax Casey Pecaro	CEB Certified Mail Claimed	Yes
		Date Property Posted	1/4/2023

Notices Mailed To Following Address(es)	Case #	22-21943		Case #		
	Street	1222 Country Way S		Street		
	City	St. Petersburg	State	FL	City	

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
22-21943	10/31/22	07/14/23	In compliance	Terrace Garbis & Dax Pecaro	1222 Country Club Way S	2/21/2023	\$3,400
Total Amount of Liens Certified:							\$3,400

Active Violations at Time First Lien was Certified	
22-21943	Short-term rental prohibited

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

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

Details
 12/19/22: Dec. Notice of Hearing addressed to owner signed by: PC516
 01/04/23: Posting- Notice of hearing at violation address.
 01/25/23: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 10 days
 02/21/23: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,400.00
 03/07/23: Email- Received email from Phillip regarding property, he requested photos and documentation from case.
 03/21/23: Mar. Special Magistrate Hearing: Staff recommended deferral.
 04/25/23: Apr. Special Magistrate Hearing: Staff recommended deferral.
 07/14/23: Case Closed



Report LR-3 Part 1 of 1

Report Prepared On: 9/8/2023

Meeting Date: 9/27/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	3865 50th Ave S	Date of CEB Hearing	08/25/2021 & 06/22/2022
Current Owner(s)	Anthony Masino	CEB Certified Mail Claimed	N/A
		Date Property Posted	08/10/2021 & 06/07/2022

Notices Mailed To Following Address(es)	Case #	21-9432		Case #	22-5332		
	Street	PO Box 4433		Street	PO Box 4433		
	City	Johnson City	State	TN	City	Johnson City	State

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
21-9432	04/23/21	01/19/22	In compliance	Anthony & Dawn Masino	3865 50th Ave S	12/15/2021	\$2,200
22-5332	03/07/22	01/06/23	In compliance	Anthony & Dawn Masino	3865 50th Ave S	11/15/2022	\$3,150
22-5332	03/07/22	01/06/23	In compliance	Anthony & Dawn Masino	3865 50th Ave S	10/25/2022	\$9,450
22-5332	03/07/22	01/06/23	In compliance	Anthony & Dawn Masino	3865 50th Ave S	8/23/2022	\$4,200
22-5332	03/07/22	01/06/23	In compliance	Anthony & Dawn Masino	3865 50th Ave S	7/26/2022	\$1,350
Total Amount of Liens Certified:							\$20,350

Active Violations at Time First Lien was Certified	
21-9432	Fence/Wall/Hedge Maintenance
	Maintenance- structure/parts
22-5332	Maintenance- structure/parts- Pool
	Landscaping- Damage/trimming
	Junk/Rubbish/Outdoor storage

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 5 Lien Hearings

Person to Attend Hearing	Anthony Masino	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A

Case details on next page.

Details- 21-9432

08/10/21: Posting- Notice of hearing at violation address.

08/10/21: Email- Emailed owner Anthony to provide update. Owner replied he cannot make repairs until conclusion of court hearing. Suggested attending hearing to explain to the board his situation.

08/25/21: Aug. Public Hearing: Owner/representative attended hearing. Board gave 90 days

09/29/21: Order of the Board addressed to owner returned: Unclaimed

12/15/21: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,200.00

01/19/22: Case Closed

Details- 22-5332

06/07/22: Posting- Notice of hearing at violation address.

06/22/22: Jun. Public Hearing: Owner/representative attended hearing. Board gave 25 days

07/19/22: Email- Emailed property owner Anthony informing him I am unable to grant an extension.

07/26/22: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,350.00

07/28/22: Order of the Board addressed to owner returned: Unclaimed

08/23/22: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,200.00

10/25/22: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$9,450.00

11/15/22: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,150.00

01/06/23: Case Closed



Report LR-4 Part 1 of 1

Report Prepared On: 9/8/2023

Meeting Date: 9/27/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	1008 Newton Ave S			Date of CEB Hearing	7/24/2019
Current Owner(s)	Evergreen Property Investments LLC			CEB Certified Mail Claimed	No
				Date Property Posted	7/9/2019
Notices Mailed To Following Address(es)	Case #	19-9030	Case #		
	Street	791 W Orient St	Street		
	City	Tampa	State	FL	City

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
19-9030	04/09/19	02/20/20	Referred to Demo	Evergreen Property Investments	1008 Newton Ave S	1/22/2020	\$3,500
19-9030	04/09/19	02/20/20	Referred to Demo	Evergreen Property Investments	1008 Newton Ave S	12/18/2019	\$2,800
19-9030	04/09/19	02/20/20	Referred to Demo	Evergreen Property Investments	1008 Newton Ave S	11/20/2019	\$9,400
Total Amount of Liens Certified:							\$15,700

Active Violations at Time First Lien was Certified	
19-9030	Fascia/Soffit disrepair Crawl Space- open
	Door-exterior Stairs
	Electric disrepair/unsafe
	Walls-exterior

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

Person to Attend Hearing	Javier Beuzeville III	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details
 06/24/19: Jul. Notice of Hearing addressed to owner returned: Unclaimed
 07/09/19: Posting- Notice of hearing at violation address.
 07/23/19: Telephone call- Returned call to owner.
 07/24/19: Jul. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
 08/28/19: Aug. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 60 days.
 11/20/19: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$9,400.00
 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
 02/18/20: Case removed from CEB/SM to refer to Demo
 02/20/20: Case Closed
Additional Information- The owner entered and completed a Demo Stipulated Agreement with the city to rehabilitate the property.



Report LR-5 Part 1 of 1

Report Prepared On: 9/8/2023

Meeting Date: 9/27/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	2606 1st Ave S			Date of CEB Hearing	4/27/2022
Current Owner(s)	Sunshine Boys LLC			CEB Certified Mail Claimed	N/A
				Date Property Posted	4/14/2022
Notices Mailed To Following Address(es)	Case #	20-1774	Case #	20-1774	
	Street	1005 Lagrange Ct	Street	1000 N College Ave Ste D	
	City	Columbia	State	MO	City
			State	MO	
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
20-1774	01/21/20	02/16/23	In compliance	Sunshine Boys LLC	2606 1st Ave S	1/24/2023	\$27,300
20-1774	01/21/20	02/16/23	In compliance	Sunshine Boys LLC	2606 1st Ave S	7/26/2022	\$4,500
Total Amount of Liens Certified:							\$31,800
Active Violations at Time First Lien was Certified							
20-1774	Permits						
	Legal Premises Agent						
Representative Present at CEB Hearing						Yes	
Representative Present at						1	of 3 Lien Hearings

Person to Attend Hearing	Trevor Robinson	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details
 01/27/21: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
 05/26/21: Meeting: Met with Trevor at property. He arrived in Jan. for hearing and tested positive for Covid. Windows were replaced and in process found rotten wood, replaced some siding. Owners out of state unaware that they needed permits beyond the windows. Contractor did not complete the work or permit. Owner will obtain new contractor for completed work.
 06/10/21: Telephone Conversation: Called contractor for owner to discuss permit needed for accessory structure.
 12/09/21: Case Removed from CEB/SM due to owner address change.
 04/14/22: Telephone Conversation: Returned call and left message for attorney Shawn Lopez.
 04/27/22: Apr. Public Hearing: Owner/representative attended hearing. Board gave 60 days
 07/26/22: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,500.00
 08/23/22: Aug. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 90 days.
 01/23/23: Telephone Conversation: Tried calling attorney but no answer.
 01/24/23: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$27,300.00
 02/16/23: Case Closed



Report LR-6 Part 1 of 1

Report Prepared On: 9/11/2023

Meeting Date: 9/27/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	2731 22nd St S	Date of CEB Hearing	11/16/2022
Current Owner(s)	Pro Visions Property Group LLC	CEB Certified Mail Claimed	N/A
		Date Property Posted	11/2/2022

Notices Mailed To Following Address(es)	Case #	22-14007		Case #		
	Street	2850 34th St N Ste 323		Street		
	City	St. Petersburg	State	FL	City	

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
22-14007	07/05/22	08/17/23	In compliance	Pro Visions Property Group LLC	2731 22nd St S	4/25/2023	\$19,500
Total Amount of Liens Certified:							\$19,500

Active Violations at Time First Lien was Certified	
22-14007	Permits

Representative Present at CEB Hearing	Yes
Representative Present at	3 of 4 Lien Hearings

Person to Attend Hearing	Spencer Hanley	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details
 11/02/22: Posting- Notice of hearing at violation address.
 11/16/22: Nov. Public Hearing: Owner/representative attended hearing. Board gave 30 days
 01/24/23: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 60 days
 04/25/23: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$19,500.00
 05/05/23: Telephone Conversation: Called Mr. Hanley and did not get an answer. Left message
 05/23/23: May Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days
 06/27/23: Jun Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days
 08/17/23: Case Closed



Report LR-7 Part 1 of 1

Report Prepared On: 9/12/2023

Meeting Date: 9/27/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	4300 16th Ave N	Date of CEB Hearing	8/24/2022
Current Owner(s)	Irvin C Binder Est.	CEB Certified Mail Claimed	No
		Date Property Posted	8/9/2022

Notices Mailed To Following Address(es)	Case #	22-7935	Case #	
	Street	4300 16th Ave N	Street	
	City	St. Petersburg	State	FL

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
22-7935	04/07/22	09/08/23	In compliance	Irvin C Binder	4300 16th Ave N	6/27/2023	\$3,500
22-7935	04/07/22	09/08/23	In compliance	Irvin C Binder	4300 16th Ave N	5/23/2023	\$2,800
22-7935	04/07/22	09/08/23	In compliance	Irvin C Binder	4300 16th Ave N	4/25/2023	\$3,500
22-7935	04/07/22	09/08/23	In compliance	Irvin C Binder	4300 16th Ave N	3/21/2023	\$2,800
22-7935	04/07/22	09/08/23	In compliance	Irvin C Binder	4300 16th Ave N	2/21/2023	\$2,800
22-7935	04/07/22	09/08/23	In compliance	Irvin C Binder	4300 16th Ave N	1/24/2023	\$7,000
22-7935	04/07/22	09/08/23	In compliance	Irvin C Binder	4300 16th Ave N	11/15/2022	\$2,100
22-7935	04/07/22	09/08/23	In compliance	Irvin C Binder	4300 16th Ave N	10/25/2022	\$3,700
Total Amount of Liens Certified:							\$28,200

Active Violations at Time First Lien was Certified	
22-7935	Permits
	Fence/Wall/Hedge Maintenance
	Maintenance- structure parts
	Tree branches overhanging row

Representative Present at CEB Hearing		No	
Representative Present at		0	of 8 Lien Hearings
Person to Attend Hearing	Melody Stang	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details on next page

Details- 22-7935

07/20/22: Jul. Notice of Hearing addressed to owner returned: Vacant

08/09/22: Posting- Notice of hearing at violation address.

08/18/22: Email- Received email the owner died in the house last year but was just found in the home in June.

08/24/22: Aug. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days

09/26/22: Order of the Board addressed to owner returned: Eligible

10/25/22: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,700.00

11/15/22: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,100.00

01/24/23: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$7,000.00

02/21/23: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00

03/31/23: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00

03/31/23: Telephone Message- Received message from Attorney who stated Ms. Fields will be on deed soon and addressing issues.

04/25/23: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00

05/23/23: May. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00

06/07/23: Telephone Conversation- Called and left message for Peter Vasti- Attorney regarding hearing & violations.

06/27/23: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00

08/24/23: Telephone Conversation- Spoke with Melody today and she is working on permit getting reactivated.

09/08/23: Case Closed



Report LR-8 Part 1 of 1

Report Prepared On: 9/12/2023

Meeting Date: 9/27/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	321 66th St N	Date of CEB Hearing	5/24/2023
Current Owner(s)	Brenda Holland Heahlke Est.	CEB Certified Mail Claimed	No
		Date Property Posted	5/11/2023

Notices Mailed To Following Address(es)	Case #	23-3011		Case #	
	Street	321 66th St N		Street	
	City	St. Petersburg	State	FL	City

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
23-3011	02/15/23	07/25/23	In compliance	Daisie Holland Est.	321 66th St N	6/27/2023	\$1,350
Total Amount of Liens Certified:							\$1,350

Active Violations at Time First Lien was Certified	
23-3011	Junk/Rubbish/Outdoor Storage
	Trees/Branches Hazardous
	Paint-main structure

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

Person to Attend Hearing	Catherine & Ronald Defrees	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details
 03/22/23: Telephone Conversation- Catherine Defrees wanted to know if her extension request was granted.
 04/24/23: May. Notice of Hearing addressed to owner returned: Vacant
 05/11/23: Posting- Notice of hearing at violation address.
 05/24/23: May Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
 05/30/23: Telephone Conversation- Spoke to owner all vegetation being cut today and contract for painting out to bid.
 06/08/23: Order of the Board addressed to owner returned: Attempted not known
 06/27/23: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,350.00
 07/25/23: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days
 07/25/23: Case Closed



Report LR-9 Part 1 of 1

Report Prepared On: 9/13/2023

Meeting Date: 9/27/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	720 40th St S			Date of CEB Hearing	6/23/2021		
Current Owner(s)	Melissa Lauria			CEB Certified Mail Claimed	Yes		
				Date Property Posted	6/7/2021		
Notices Mailed To Following Address(es)	Case #	21-273		Case #			
	Street	2850 34th St N Apt 3		Street			
	City	St. Petersburg	State	FL	City		State
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
21-273	01/06/21	04/11/22	Voided	Peterson, David & Lauria, Melissa	720 40th St S	3/23/2022	\$9,800
21-273	01/06/21	04/11/22	Voided	Peterson, David & Lauria, Melissa	720 40th St S	12/15/2021	\$11,500
Total Amount of Liens Certified:							\$21,300
Active Violations at Time First Lien was Certified							
21-273	Zoning Prohibited Use- outside storage on a vacant lot with no principal use.						

Representative Present at CEB Hearing	Yes
Representative Present at	1 of 3 Lien Hearings

Person to Attend Hearing	Melissa Lauria	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A

Details
 05/24/21: Jun. Notice of Hearing addressed to owner signed by: Covid
 06/07/21: Posting- Notice of hearing at violation address.
 06/23/21: Jun Public Hearing: Owner/representative attended hearing. Board gave 60 days
 07/14/21: Order of the Board addressed to signed by: Covid
 09/22/21: Sep. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 60 days
 12/15/21: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$11,500.00
 01/10/22: Telephone Conversation- Call returned to owner 01/06/22.
 01/26/22: Jan. Special Magistrate Hearing: Staff recommended deferral
 03/23/22: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$9,800.00
 03/23/22: Owner left message in the afternoon asking if she needs to come to hearing.
 04/11/22: Void case to property maintenance case 22-8049.
Additional information- Property Maintenance case 22-8049 is closed to compliance.

