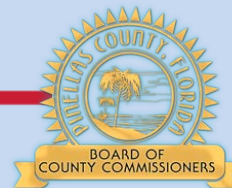


Doing Things!

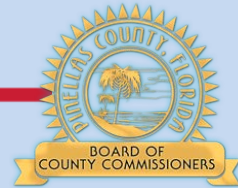
**Development Review Services
&
Planning**





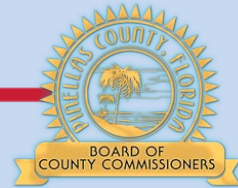
Liens, Foreclosures, Demolitions





Mission

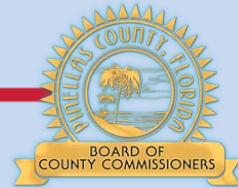
Pinellas County Government is committed to progressive public policy, superior public service, courteous public contact, judicious exercise of authority, and responsible management of public resources, to meet the needs and concerns of our citizens today and tomorrow.



Strategic Plan

- Ensure Public Health, Safety, and Welfare
 - 2.1 - Provide planning, coordination, prevention and protective services to ensure a safe and secure community

- Foster Continual Economic Growth and Vitality
 - 4.2 – Invest in communities that need the most

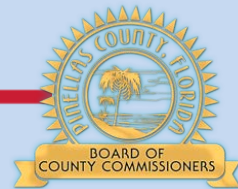


Problems: *An incomplete tool box*

Policy Direction:

- Liens
- Foreclosure
- Condemnation / Demolition

- Local Government Examples
- Gap Analysis
- Recommendations

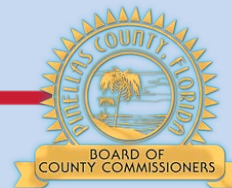


Liens

Lien Types

- Lot Mowing
- Lot Clearing
- Securing Property
- Demolition





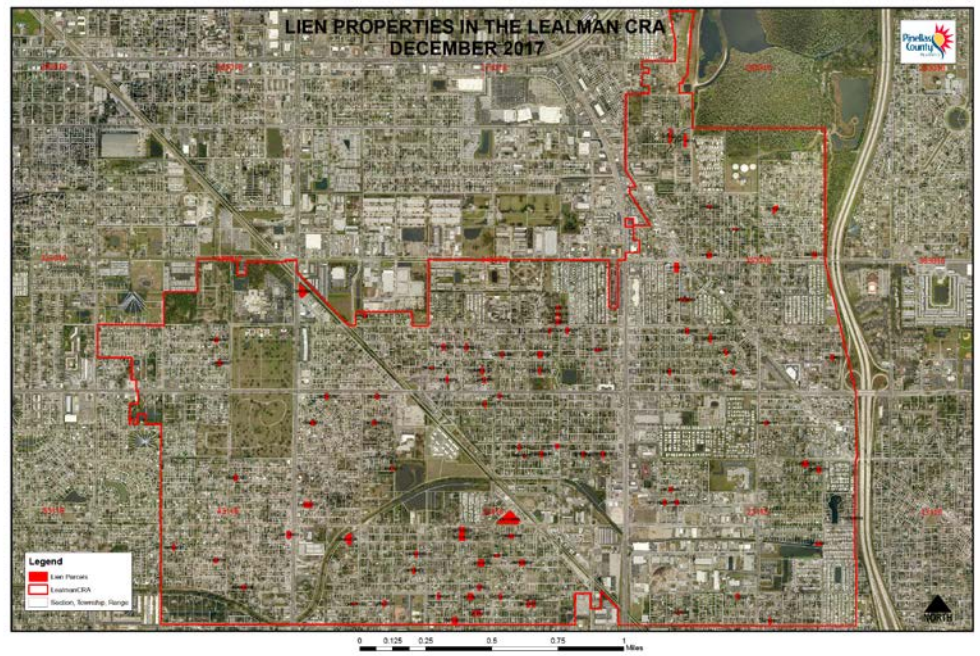
Lien Type – Special Magistrate

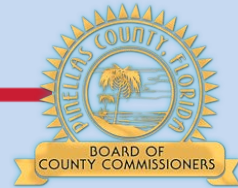
553



406

CASE_NUMBER	COMP_TYPE	VIOLATION_ADDRESS	LIEN_AMOUNT	CASE_OPENED	DATE_TO_COMPLY	COST_PAID	PARCEL_NO_FORMATTED	STATUS	AMOUNT_PAID
364	CM16-00100	C, MAG 13916 MONTEGO DR	\$ 196,400.00	07/14/2016 0:00	01/03/2017 0:00	\$ 275.76	19/30/15/62658/000/2520	LIEN	\$ 275.76
365	CM16-00104	C, MAG 5914 31ST ST N	\$ 346,733.60	07/21/2016 0:00	11/30/2016 0:00	\$ 491.26	35/30/16/00000/320/1600	LIEN	\$ -
366	CM16-00106	C, MAG 925 BROOKWOOD DR	\$ 150.00	07/27/2016 0:00	10/25/2016 0:00	\$ 307.50	29/31/16/12150/000/0250	LIEN	\$ -
367	CM16-00109	C, MAG 6709 49TH AVE N	\$ 262,99.25	08/04/2016 0:00	10/25/2016 0:00	\$ 299.22	06/31/16/00162/001/0220	LIEN	\$ -
368	CM16-00110	C, MAG 11348 80TH AVE N	\$ 158,000.00	08/10/2016 0:00	11/15/2016 0:00	\$ 412.14	28/30/15/75186/000/0890	LIEN	\$ -
369	CM16-00111	C, MAG 5650 66TH WAY N	\$ 205,920.00	08/11/2016 0:00	10/25/2016 0:00	\$ 303.36	31/30/16/39654/002/0210	LIEN	\$ -
370	CM16-00114	C, MAG 5375 78TH ST N	\$ 148,185.00	09/06/2016 0:00	11/15/2016 0:00	\$ 299.22	06/31/16/68976/003/0610	LIEN	\$ -
371	CM16-00117	C, MAG 10466 112TH AVE N	\$ 17,853.00	09/02/2016 0:00	11/29/2016 0:00	\$ 304.74	15/30/15/64350/003/0090	LIEN	\$ 904.74
372	CM16-00119	C, MAG 9319 91ST TDR N	\$ 106,842.00	09/15/2016 0:00	12/01/2016 0:00	\$ 397.26	23/30/15/16596/009/0020	LIEN	\$ 275.76
373	CM16-00120	C, MAG 1055 RIVERSIDE RIDGE RD	\$ 135,680.00	09/20/2016 0:00	12/15/2016 0:00	\$ 292.32	36/28/15/47700/002/0010	LIEN	\$ 697.26
374	CM16-00122	C, MAG 2173 CATALINA DR N	\$ 279,880.50	09/22/2016 0:00	02/14/2017 0:00	\$ 30		LIEN	\$ 29,264.32
375	CM16-00124	C, MAG 10931 109TH ST N	\$ 24,008.40	10/06/2016 0:00	12/15/2016 0:00	\$ 76		LIEN	\$ -
376	CM16-00132	C, MAG 6855 67TH ST N	\$ 49,180.00	10/10/2016 0:00	11/29/2016 0:00	\$ 27		LIEN	\$ -
377	CM16-00133	C, MAG 6681 94TH AVE N	\$ 513,828.00	10/11/2016 0:00	11/29/2016 0:00	\$ 35		LIEN	\$ -
378	CM16-00134	C, MAG 0 66TH WAY N	\$ 242,500.00	10/19/2016 0:00	01/10/2017 0:00	\$ 45		LIEN	\$ -
379	CM16-00138	C, MAG 12700 US HIGHWAY 19 N	\$ 99,000.00	10/19/2016 0:00	01/10/2017 0:00	\$ 27		LIEN	\$ -
380	CM16-00139	C, MAG 12710 US HIGHWAY 19 N	\$ 102,250.00	10/20/2016 0:00	12/28/2016 0:00	\$ 27		LIEN	\$ -
381	CM16-00140	C, MAG 12790 US HIGHWAY 19 N	\$ 158,250.00	10/20/2016 0:00	12/28/2016 0:00	\$ 27		LIEN	\$ -
382	CM16-00141	C, MAG 6103 126TH AVE N	\$ 163,385.00	10/27/2016 0:00	02/14/2017 0:00	\$ 30		LIEN	\$ -
383	CM16-00144	C, MAG 9233 87TH AVE N	\$ 432,400.00	11/07/2016 0:00	12/13/2016 0:00	\$ 36		LIEN	\$ -
384	CM16-00148	C, MAG 405 4TH AVE N	\$ 112,106.00	11/08/2016 0:00	01/24/2017 0:00	\$ 27		LIEN	\$ -
385	CM16-00151	C, MAG 3339 IRWIN ST E	\$ 269,538.00	11/30/2016 0:00	04/18/2017 0:00	\$ 45		LIEN	\$ -
386	CM16-00167	C, MAG 3737 56TH AVE N	\$ 81,701.25	12/13/2016 0:00	03/21/2017 0:00	\$ 36		LIEN	\$ -
387	CM16-00168	C, MAG 4580 49TH ST N	\$ 79,236.00	01/18/2017 0:00	05/16/2017 0:00	\$ 37		LIEN	\$ -
388	CM17-00004	C, MAG 2229 CITRUS VALLEY CIR	\$ 157,200.00	02/02/2017 0:00	06/27/2017 0:00	\$ 29		LIEN	\$ -
389	CM17-00005	C, MAG 2536 57TH AVE H	\$ 168,000.00	03/27/2017 0:00	06/27/2017 0:00	\$ 48		LIEN	\$ -
390	CM17-00011	C, MAG 9399 COMMODORE DR	\$ 50,400.00	04/11/2017 0:00	06/13/2017 0:00	\$ 26		LIEN	\$ -
391	CM17-00027	C, MAG 2311 DORA DR	\$ 116,100.00	01/02/2018 0:00	04/23/2018 0:00	\$ -		LIEN	\$ -
392	CM17-00029	C, MAG 6138 104TH AVE N	\$ 32,000.00	01/02/2018 0:00	04/23/2018 0:00	\$ -		LIEN	\$ -
393	CM18-00001	C, MAG 2600 GROVE PARK AVE N	\$ 190,500.00	01/05/2018 0:00	04/23/2018 0:00	\$ -		LIEN	\$ -
394	CM18-00002	C, MAG 3261 49TH AVE N	\$ 26,000.00	02/16/2018 0:00	05/09/2018 0:00	\$ 1		LIEN	\$ -
395	CM18-00004	C, MAG 8356 77TH AVE N	\$ 650.00	03/12/2018 0:00	06/13/2018 0:00	\$ 32		LIEN	\$ -
396	CM18-00007	C, MAG 123 HARBOR BLUFF	\$ 67,000.00	03/15/2018 0:00	06/15/2018 0:00	\$ 31		LIEN	\$ -
397	CM18-00008	C, MAG 2675 ALDERMAN	\$ 35,500.00	04/04/2018 0:00	06/13/2018 0:00	\$ 32		LIEN	\$ -
398	CM18-00010	C, MAG 3571 FAIRVIEW	\$ 29,800.00	04/06/2018 0:00	06/13/2018 0:00	\$ 32		LIEN	\$ -
399	CM18-00011	C, MAG 9399 S COMMODORE DR	\$ 37,750.00	04/06/2018 0:00	06/13/2018 0:00	\$ 31		LIEN	\$ -
400	CM18-00012	C, MAG 7993 SMOKE TREE CT	\$ 465,885.00	04/13/2018 0:00	05/30/2018 0:00	\$ 32		LIEN	\$ -
401	CM18-00013	C, MAG 9885 88TH ST N	\$ 11,500.00	04/17/2018 0:00	06/13/2018 0:00	\$ 31		LIEN	\$ -
402	CM18-00015	C, MAG 4415 73RD ST N	\$ 745,416.00	04/18/2018 0:00	05/30/2018 0:00	\$ 32		LIEN	\$ -
403	CM18-00016	C, MAG 8792 QUAIL RD	\$ 30,000.00	04/19/2018 0:00	06/25/2018 0:00	\$ 4		LIEN	\$ -
404	CM18-00017	C, MAG 12317 95TH ST N	\$ 71,000.00	05/09/2018 0:00	06/25/2018 0:00	\$ 1		LIEN	\$ -
405	CM18-00018	C, MAG 10400 SNUG HARBOR RD	\$ 250,500.00			\$ 234.25		LIEN	\$ -
406	CM18-00025	C, MAG						LIEN	\$ -



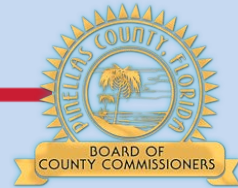


Lien History

- Special Magistrate began in 2008
 - Initial term 10 years
 - 10 year renewal
 - Homestead

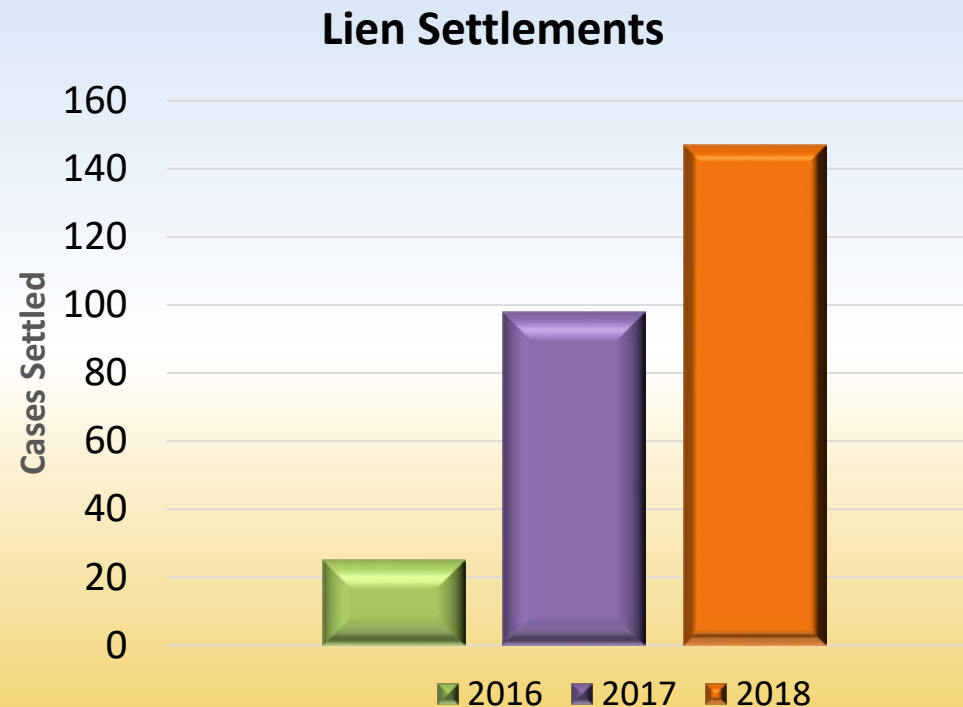
- Voluntary Settlement

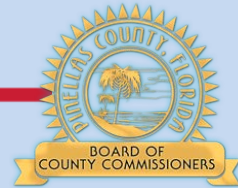
- Involuntary Settlement (foreclosure)



Lien Settlements (voluntary)

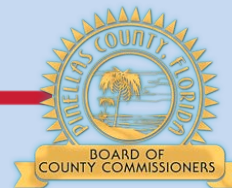
- Current Property Owner
- Future Property Owner
- Methodology
 - Notification
 - Standard Procedure
 - Hardship Review





Lien Releases

- Partial Lien Releases
- Full Lien Releases
- Lien Foreclosure



Property Foreclosure

Home Foreclosures New Map Blake

Details Add Edit Basemap Analysis Save Share Print Directions Measure Bookmarks Find address or place

About Content Legend

Legend

Foreclosure Data

- Public NOD
- REO
- Pre-Foreclosure
- Other

PROCHAMPS

Property

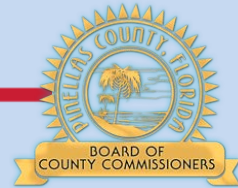
Address	City	County	Parcel ID	Foreclosure Status
2400 FEATHER SOUND DR, CLEARWATER, FL 33762	CLEARWATER	PINELLAS COUNTY	02210977001114	Public NOD
1724 E GROVELEAF AVE, PALM HARBOR, FL 34683	PALM HARBOR	PINELLAS COUNTY	02210302000370	REO
10874 106TH ST, LARGO, FL 33773	LARGO	PINELLAS COUNTY	130117000000200	Pre-Foreclosure
5971 TERRACE PARK DR N #304, ST PETERSBURG, FL 33709	ST PETERSBURG	PINELLAS COUNTY	352110302000020	Other
21 OAK AVE, PALM HARBOR, FL 34684	PALM HARBOR	PINELLAS COUNTY	3221140100000710	Public NOD
3103 55TH AVE N, ST PETERSBURG, FL 33714	ST PETERSBURG	PINELLAS COUNTY	3521103020000140	REO
3680 46TH AVE N, ST PETERSBURG, FL 33714	ST PETERSBURG	PINELLAS COUNTY	0311030400002000	Public NOD
1303 HOMESTEAD DR, PALM HARBOR, FL 34683	PALM HARBOR	PINELLAS COUNTY	0621140000010110	REO

State of Florida, State of Florida, URDA P&A, DigitalGlobe, GeoEye, CNES/Airbus DS, esri

Compliance Tools

- Temporary Injunction
- Permanent Injunction
- Foreclosure





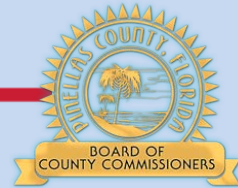
Foreclosures

- Process
 - Evaluation
 - Legal

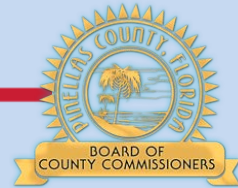
- Relocation

- Ownership

- Utilization or Disposal of Property



Demolitions



Condemnation & Demolition

- Commercial – Building Official
- Residential – Housing Official (Code Enforcement)

- Property owner authorization or Condemnation
- Structural Report
- Demolition Contractor

Local Government Examples


- City
 - St. Petersburg
 - Clearwater
 - Tallahassee
- County
 - Pasco
 - Hillsborough
- Law Enforcement
 - Pinellas County Sheriff's Office

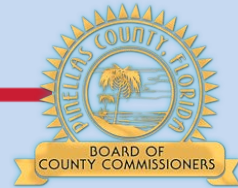
SHERIFF BOB GUALTIERI
PINELLAS COUNTY SHERIFF'S OFFICE
"Leading The Way For A Safer Pinellas"
 10750 Ulmerton Road, Largo, Florida 33778
 INTELLIGENCE LED POLICING DIVISION

Situational Awareness
 [REDACTED]

Between May 17, 2016 and May 17, 2018, the [REDACTED] Avenue North, St. Petersburg, had a total of sixty-four (64) calls for service. Domestic Violence and Assault/Battery calls were the most prominent requests for law enforcement (21 total).

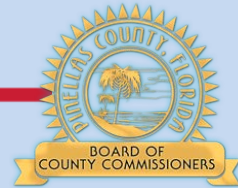
Calls for Service	#	Calls for Service	#
Domestic Violence	11	Overdose	1
Assault/Battery	10	Assist Other Agency	1
Trespass	5	DUI	1
Child Abuse/CPI Investigation	5	Contact	1
Warrant Service / Attempt	5	Sexual Battery	1
Injunction Service / Violation	4	Lost / Stolen / Recovered Tag	1
Neighbor Problem	4	Missing Juvenile	1
Disturbance	4	Gun Shots Heard	1
Theft	2	Emot. Dist. Person / Baker Act	1
Information / Other	2	Fraud/Forgery	1
Disorderly Conduct	2	Grand Total	64





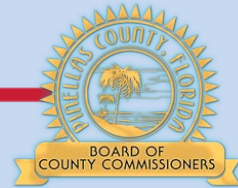
Gap Analysis

- Ordinances
- Policy
- Organizational Resources, Ability



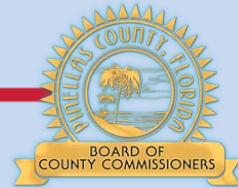
Recommendations

- Pursue injunctions and foreclosures to reduce liens
- Condemn and Demolish properties
- Disposition of properties obtained via foreclosure



Recommendation (continued)

- Address unintended consequences
 - Displacement
 - Relocation
 - Affordable Housing



Next Steps

- Evaluate Code for necessary changes
- Develop Legal Process > In-house/Outside Counsel
- Develop Assistance Resources
- Initiate Action – Priority Basis