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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:10/26/2016

LR 1:	1219 James Ave. S.	Owner(s):	Margaret Stephens
		Representative:	Dwight Stephens
LR 2:	3419 32nd Ave. N.	Owner(s):	Lance, Victor Prop Inc.
		Representative:	Thomas L. Elmore
LR 3:	1031 13th Ave. S.	Owner(s):	ACHU Investments LLC
		Representative:	Randall Cortner
LR 4:	1235 22nd Ave. S.	Owner(s):	ACHU Investments LLC
		Representative:	Randall Cortner
LR 5:	2847 6th St. S.	Owner(s):	James W. Hill
		Representative:	James W. Hill
LR 6:	920 6th St. N.	Owner(s):	Thomas P. Matthews
		Representative:	Thomas P. Matthews
LR 7:	1951 3rd Ave. N.	Owner(s):	Mark B. Taber & Zayne C. Taber
		Representative:	Zayne Taber



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 10/11/2016

Meeting Date: 10/26/2016

Liens being considered below resulted from: Violations at the Property

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

Property Address	1219 James Ave S.	Date of CEB Hearing	3/22/2006
Current Owner(s)	Margaret R Stephens	CEB Certified Mail Claimed	Yes
		Date Property Posted	3/16/2006

Notices Mailed To Following Address(es)	Case #	05-23653		Case #		
	Street	1219 James 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
05-23653	11/21/05	12/19/05	In compliance	Margaret R Stephens	1219 James Ave S.	4/25/2006	\$950
05-23653	11/21/05	12/19/05	In compliance	Margaret R Stephens	1219 James Ave S.	5/23/2006	\$1,400
Total Amount of Liens Certified:							\$2,350

Active Violations at Time First Lien was Certified	
05-23653	Inoperative Motor Vehicle

Representative Present at CEB Hearing	No
Representative Present at	0 of 2 Lien Hearings

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

Details: All Mail was signed for by Margaret Stephens and Q. Watson. No one attended any of the hearings. While the case was active the investigator was in contact with the owner's son.



Report LR-2 Part 1 of 1

Report Prepared On: 10/12/2016

Meeting Date: 10/26/2016

Liens being considered below resulted from: Violations at the Property

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

Property Address	3419 32nd Ave. N.	Date of CEB Hearing	4/27/2016
Current Owner(s)		CEB Certified Mail Claimed	3/12/2016
		Date Property Posted	4/7/2016

Notices Mailed To Following Address(es)	Case #	15-29340		Case #	
	Street	3419 32nd Ave. N		Street	
	City	St. 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
15-29340	12/14/15	08/31/16	In Compliance	Lance, Victor Prop Inc.	3419 32nd Ave. N.	7/27/2016	\$6,600
15-29340	12/14/15	08/31/16	In Compliance	Lance, Victor Prop Inc.	3419 32nd Ave. N.	8/24/2016	\$2,800
Total Amount of Liens Certified:							\$9,400

Active Violations at Time First Lien was Certified	
15-29340	Utility trailer with flat tire in the parking lot.
	Scrap wood and other misc. items.
	Outdoor storage.
	Sale of items in the parking lot.

Representative Present at CEB Hearing	Yes
Representative Present at	2 of 3 Lien Hearings

Person to Attend Hearing	Thomas L. Elmore	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 03/12/16: April Notice of Hearing addressed to Lance, Victor Prop Inc. Signed by: Susan Gunia
 04/27/16: April Public Hearing: Owner/representative present. Board gave 25 days.
 06/16/16: Meeting with owner at the property. Items were in the parking lot and various other places. Explained to owner that the items could not be there.
 06/22/16: June Special Magistrate Hearing: Owner/representative present. Lien extended by 25 days.
 07/27/16: July Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$6,600.
 08/24/16: Aug Special Magistrate Hearing: Owner/representative present. Lien certified for \$2,800.
 08/31/16: In compliance. Close case.



Report LR-3 Part 1 of 1

Report Prepared On: 10/12/2016

Meeting Date: 10/26/2016

Liens being considered below resulted from: Violations at the Property

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

Property Address	1031 13th Ave. S.	Date of CEB Hearing	10/26/2016
Current Owner(s)	ACHU Investments LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	10/5/2015

Notices Mailed To Following Address(es)	Case #	15-13367	Case #	15-13374
	Street	PO Box 941	Street	PO Box 941
	City	Indian Rocks Beach	State	FL

0	Active Violation Cases Currently at Subject Property
16	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
1	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
15-13367	06/29/15	08/02/16	In compliance	ACHU Investments	1031 13th Ave S.	12/16/2015	\$3,100
15-13367	06/29/15	08/02/16	In compliance	ACHU Investments	1031 13th Ave S.	1/27/2016	\$4,200
15-13374	06/29/15	08/15/16	In compliance	ACHU Investments	1031 13th Ave S.	1/27/2016	\$4,200
15-13374	06/29/15	08/15/16	In compliance	ACHU Investments	1031 13th Ave S.	12/16/2015	\$3,100
Total Amount of Liens Certified:							\$14,600

Active Violations at Time First Lien was Certified	
15-13367	Bathroom Floor Impervious
	Maintenance- Structure Parts- Interior door not properly maintained.
15-13374	Maintenance- Structure Parts- Shower wall/Shower valve
	Electric cover plates

Representative Present at CEB Hearing	No
Representative Present at	0 of 4 Lien Hearings

Person to Attend Hearing	Randall Cortner	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details: All certified mail was signed for and no one attended any of the hearings.



Report LR-4 Part 1 of 1

Report Prepared On: 10/12/2016

Meeting Date: 10/26/2016

Liens being considered below resulted from: Violations at the Property

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

Property Address	1235 22nd Ave. S.	Date of CEB Hearing	01/21/2015 & 10/21/2015
Current Owner(s)	A C H U Investments	CEB Certified Mail Claimed	Yes
		Date Property Posted	1/07/15 & 10/05/2015

Notices Mailed To Following Address(es)	Case #	14-21542	Case #	15-15333
	Street	PO Box 941	Street	PO Box 941
	City	Indian Rocks Beach State FL	City	Indian Rocks Beach State FL

0	Active Violation Cases Currently at Subject Property
16	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
1	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
14-21542	10/09/14	04/13/15	In compliance	ACHU Investments	1235 22nd Ave S	2/24/2015	\$900
15-15333	07/22/15	03/21/16	In compliance	ACHU Investments	1235 22nd Ave S	2/24/2016	\$2,800
15-15333	07/22/15	03/21/16	In compliance	ACHU Investments	1235 22nd Ave S	1/27/2016	\$4,200
15-15333	07/22/15	03/21/16	In compliance	ACHU Investments	1235 22nd Ave S	12/16/2015	\$3,100
Total Amount of Liens Certified:							\$11,000

Active Violations at Time First Lien was Certified	
14-21542	Door Exterior
	Electric Disrepair/Unsafe
15-15333	Walls and Ceiling Interior
	Plumbing Condition
	Maintenance Structure Parts
	Smoke Detector Required

Representative Present at CEB Hearing	No
Representative Present at	0 of 4 Lien Hearings

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

Details: All certified mail was signed for and no one attended any of the hearings.



Report LR-5 Part 1 of 1

Report Prepared On: 10/12/2016

Meeting Date: 10/26/2016

Liens being considered below resulted from: Violations at the Property

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

Property Address	2847 6th St. S.	Date of CEB Hearing	5/25/2016
Current Owner(s)	James W. Hill	CEB Certified Mail Claimed	No
		Date Property Posted	5/18/2016

Notices Mailed To Following Address(es)	Case #	15-27184	Case #	
	Street	P.O. Box 3582	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
15-27184	11/16/15	08/30/16	In Compliance	James W Hill	2847 6th St S	7/27/2016	\$3,800
15-27184	11/16/15	08/30/16	In Compliance	James W Hill	2847 6th St S	8/24/2016	\$2,800
Total Amount of Liens Certified:							\$6,600

Active Violations at Time First Lien was Certified	
15-27184	Electric - Unit supplied with power using extension cords. Refrigerator leaking, no working smoke detectors, missing window screens, doors not weather tight, cracked tiles, water damage in kitchen and bathroom, missing light globes, peeling/chipping paint, missing window cranks, broken doors, rodent droppings, live roaches, flooring is peeling and has holes, etc.

Representative Present at CEB Hearing	No
Representative Present at	0 of 2 Lien Hearings

Person to Attend Hearing	James W. Hill	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:	
04/26/16:	May Notice of Hearing addressed to James W Hill. Returned: Not deliverable as addressed.
05/25/16:	May Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
07/22/16:	Owner did not show up for inspection; tenant allowed entry. 10 window screens are still missing. Called owner to advise of missing screens.
07/27/16:	July Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$3,800.
08/24/16:	Aug Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$2,800.
08/30/16:	In compliance. Close case.



Report LR-6 Part 1 of 1

Report Prepared On: 10/12/2016
Meeting Date: 10/26/2016

Liens being considered below resulted from: Violations at the Property

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

Property Address	920 6th St. N.	Date of CEB Hearing	8/23/2006
Current Owner(s)	Thomas P. Matthews	CEB Certified Mail Claimed	Yes
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	06-8186	Case #	
	Street	2737 Pacific Heights RD # H	Street	
	City	Honolulu	State	HI

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
06-8186	04/24/06	11/17/06	In compliance	Thomas Matthews	920 6th St N.	10/24/2006	\$2,800
06-8186	04/24/06	11/17/06	In compliance	Thomas Matthews	920 6th St N.	0926/2006	\$1,900
Total Amount of Liens Certified:							\$4,700

Active Violations at Time First Lien was Certified	
06-8186	Maintenance - structure parts - foundation stones breaking and falling apart.
	Paint - Main Structure - Peeling paint on front door and various locations.

Representative Present at CEB Hearing	No
Representative Present at	0 of 2 Lien Hearings

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

Details: All certified mail was signed for no one attended any of the hearings.



Report LR-7 Part 1 of 1

Report Prepared On: 10/14/2016

Meeting Date: 10/26/2016

Liens being considered below resulted from: Violations at the Property

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

Property Address	1951 3rd Ave. N.	Date of CEB Hearing	10/26/2011, 07/24/2016 & 10/21/2015
Current Owner(s)	Mark B. Taber	CEB Certified Mail Claimed	Yes
	Zayne C. Taber	Date Property Posted	10/7/2011, 7/11/2013 & 10/05/2015

Notices Mailed To Following Address(es)	Case #	11-11264			Case #	13-19941		
	Street	1951 3rd Ave. N.			Street	1951 3rd Ave. N.		
	City	St. Petersburg	State	FL	City	St. Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
13	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
1	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
11-11264	06/29/11	08/26/13	In Compliance	Mark B Taber & Zayne C Taber	1951 3rd Ave. N.	9/25/2012	\$1,500
11-11264	06/29/11	08/26/13	In Compliance	Mark B Taber & Zayne C Taber	1951 3rd Ave. N.	12/18/2012	\$4,200
13-19941	09/23/13	10/10/16	In Compliance	Mark B Taber & Zayne C Taber	1951 3rd Ave. N.	3/23/2016	\$6,950
Total Amount of Liens Certified:							\$12,650

Active Violations at Time First Lien was Certified	
11-11264	Permits - Second floor balcony guardrails and block wall in front of structure.
13-19941	2 Permits expired without approved final inspections.

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

Person to Attend Hearing	Zayne Taber	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details: For case 11-11264 some mail was signed for by various people and Zayne Taber attended one of the lien certification hearings. For case 13-19941 all mail was signed for and no one attended any of the hearings.