



CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 7/23/14

LRC 1:	601 34th St S.	Owner(s):	CB Florida CRE Holdings, LLC
LRC 2:	1744 42nd St S.	Owner(s):	US Bank NA
LRC 3:	1060 9th Ave N.	Owner(s):	Wells Fargo Bank
LRC 4:	1501 38th St S.	Owner(s):	Deutsche Bank
LRC 5:	2178 23rd Ave N	Owner(s):	Robert A Racette
LRC 6:	281 15th St N.	Owner(s):	KRRS Properties LLC
LRC 7:	3948 Wahoo Dr. SE	Owner(s):	US Bank NA
LRC 8:	1327 43rd St. S.	Owner(s):	USA Federal National Mortgage Assn.
LRC 9:	2528 18th Ave S.	Owner(s):	Nationstar Mortgage LLC
LRC 10:	4815 5th Ave N.	Owner(s):	Cheryl & Alan Martin Jr.
LRC 11:	1497 62nd Ave N.	Owner(s):	Burnell H Stine Est.

LR 1:	1238 43rd St S.	Owner(s):	Joseph M Conroy	Representative:	Vermell Williams
LR 2:	755 38th Ave S.	Owner(s):	Twanna N Monroe	Representative:	Kori Monroe



Lien Release Consent Items



Report LRC1 Part 1 of 1

Report Prepared On: 7/9/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	601 34th St S.
Current Owner(s)	CB Florida CRE Holdings, LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-14268	601 34th St S.	Sunshine Properties of Pinellas	03/27/2012	\$3,500
11-14268	601 34th St S.	Sunshine Properties of Pinellas	02/21/2012	\$2,800
11-14268	601 34th St S.	Sunshine Properties of Pinellas	01/24/2012	\$4,400
10-6548	601 34th St S.	Sunshine Properties of Pinellas	11/16/2010	\$2,100
10-6548	601 34th St S.	Sunshine Properties of Pinellas	10/26/2010	\$3,500
10-6548	601 34th St S.	Sunshine Properties of Pinellas	09/21/2010	\$3,000
Total Amount of Liens Certified:				\$19,300

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC2 Part 1 of 1

Report Prepared On: 7/10/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	1744 42nd St S.
Current Owner(s)	US Bank NA

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
06-17524	1744 42nd St S.	Richard W. Butt	01/23/2007	\$900
06-17524	1744 42nd St S.	Richard W. Butt	05/22/2007	\$2,000
09-1880	1744 42nd St S.	Richard W. Butt	10/27/2009	\$3,500
09-1880	1744 42nd St S.	Richard W. Butt	09/22/2009	\$2,800
09-1880	1744 42nd St S.	Richard W. Butt	08/25/2009	\$3,500
09-1880	1744 42nd St S.	Richard W. Butt	07/21/2009	\$1,200
Total Amount of Liens Certified:				\$13,900

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC3 Part 1 of 1

Report Prepared On: 7/10/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	1060 9th Ave N.
Current Owner(s)	Wells Fargo Bank

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
07-9727	1060 9th Ave N	Dean F Nelson	11/27/2007	\$3,700
07-9727	1060 9th Ave N	Dean F Nelson	12/18/2007	\$2,100
12-22035	1060 9th Ave N	Dean F Nelson	07/23/2013	\$2,800
12-22035	1060 9th Ave N	Dean F Nelson	06/25/2013	\$3,500
12-22035	1060 9th Ave N	Dean F Nelson	05/21/2013	\$2,800
12-22035	1060 9th Ave N	Dean F Nelson	04/23/2013	\$3,000
Total Amount of Liens Certified:				\$17,900

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC4 Part 1 of 1

Report Prepared On: 7/10/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	1501 38th St S.
Current Owner(s)	Deutsche Bank

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
06-24924	1501 38th St S.	Jabaar Edmond	06/26/2007	\$450
06-24924	1501 38th St S.	Jabaar Edmond	07/24/2007	\$1,400
06-24924	1501 38th St S.	Jabaar Edmond	08/21/2007	\$1,400
06-24924	1501 38th St S.	Jabaar Edmond	09/25/2007	\$1,750
10-2979	1501 38th St S.	Jabaar Edmond	09/21/2010	\$2,800
10-2979	1501 38th St S.	Jabaar Edmond	08/24/2010	\$2,800
10-2979	1501 38th St S.	Jabaar Edmond	07/27/2010	\$3,500
10-2979	1501 38th St S.	Jabaar Edmond	06/22/2010	\$1,200
Total Amount of Liens Certified:				\$15,300

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC5 Part 1 of 1

Report Prepared On: 7/10/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	2178 23rd Ave N.
Current Owner(s)	Deutsche Bank

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-17502	2178 23rd Ave N	Robert Racette	04/24/2012	\$2,800
11-17502	2178 23rd Ave N	Robert Racette	03/27/2012	\$3,500
11-17502	2178 23rd Ave N	Robert Racette	02/21/2012	\$2,800
11-17502	2178 23rd Ave N	Robert Racette	01/24/2012	\$2,600
Total Amount of Liens Certified:				\$11,700

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC6 Part 1 of 1

Report Prepared On: 7/11/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	281 15th St N.
Current Owner(s)	K R R S Properties LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
07-760	281 15th St N	Rehab Outlet Inc.	06/26/2007	\$400
07-760	281 15th St N	Rehab Outlet Inc.	07/24/2007	\$2,800
07-760	281 15th St N	Rehab Outlet Inc.	08/21/2007	\$2,800
07-760	281 15th St N	Rehab Outlet Inc.	09/25/2007	\$3,500
07-760	281 15th St N	Rehab Outlet Inc.	10/23/2007	\$2,800
07-760	281 15th St N	Rehab Outlet Inc.	11/27/2007	\$3,500
Total Amount of Liens Certified:				\$15,800

Details: The city was named as a defendant in the foreclosure. The Code Enforcement liens have been foreclosed as a matter of law. We are requesting a full release of the liens.



Report LRC7 Part 1 of 1

Report Prepared On: 7/11/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	3948 Wahoo Dr SE
Current Owner(s)	US Bank NA

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-20540	3948 Wahoo Dr SE	James W Allen Jr.	06/26/2012	\$3,500
11-20540	3948 Wahoo Dr SE	James W Allen Jr.	05/22/2012	\$2,800
11-20540	3948 Wahoo Dr SE	James W Allen Jr.	04/24/2012	\$2,800
11-20540	3948 Wahoo Dr SE	James W Allen Jr.	03/27/2012	\$900
Total Amount of Liens Certified:				\$10,000

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC8 Part 1 of 1

Report Prepared On: 7/11/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	1327 43rd St S.
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-18100	1327 43rd St S.	Harold Ginn	02/25/2014	\$3,500
13-18100	1327 43rd St S.	Harold Ginn	01/21/2014	\$900
Total Amount of Liens Certified:				\$4,400

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC9 Part 1 of 1

Report Prepared On: 7/11/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	2528 18th Ave N.
Current Owner(s)	Nationstar Mortgage LLC

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
11-14755	2528 18th Ave N.	Roberta A. Philip & Douglas L Finch	06/26/2012	\$1,750
11-14755	2528 18th Ave N.	Roberta A. Philip & Douglas L Finch	05/22/2012	\$1,400
11-14755	2528 18th Ave N.	Roberta A. Philip & Douglas L Finch	04/24/2012	\$1,400
11-14755	2528 18th Ave N.	Roberta A. Philip & Douglas L Finch	03/27/2012	\$1,750
11-14755	2528 18th Ave N.	Roberta A. Philip & Douglas L Finch	02/21/2012	\$1,400
11-14755	2528 18th Ave N.	Roberta A. Philip & Douglas L Finch	01/24/2012	\$2,200
Total Amount of Liens Certified:				\$9,900

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Report LRC10 Part 1 of 1

Report Prepared On: 7/11/2014
Meeting Date: 7/14/2014

Consent Item

Property Address	4815 5th Ave N.
Current Owner(s)	Cheryl A. Martin & Alan F. Martin Jr.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
12-7893	4815 5th Ave N.	Cheryl A Martin & Alan F. Martin Jr.	06/24/2014	\$24,600
Total Amount of Liens Certified:				\$24,600

Details: In error this was certified. City staff requests the lien be released in its entirety.



Report LRC11 Part 1 of 1

Report Prepared On: 7/11/2014
Meeting Date: 7/23/2014

Consent Item

Property Address	1497 62nd Ave N.
Current Owner(s)	Burnell H Stine Est.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-22656	1497 62nd Ave N.	Burnell H Stine Est.	05/20/2014	\$3,000
Total Amount of Liens Certified:				\$3,000

Details: In error this was certified. City staff requests the lien be released in its entirety.



Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 7/9/2014

Meeting Date: 7/23/2014

Liens being considered below resulted from: Violations at the Property

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

Property Address	1238 43rd St S.	Date of CEB Hearing	2/26/2014
Current Owner(s)	Joseph M Conroy	CEB Certified Mail Claimed	Yes
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	12-7119	Case #	
	Street	PO Box 22573	Street	
	City	Tampa	State	FL

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
12-7119	05/01/12	06/13/14	In compliance	Joseph Conroy	1238 43rd St. S.	4/22/2014	\$3,000
Total Amount of Liens Certified:							\$3,000

Active Violations at Time First Lien was Certified	
12-7119	Permits- Mechanical Permit #13-01000285 expired on 7/9/13 without any inspections completed.

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

Person to Attend Hearing	Vermell Williams	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 01/17/14: February Notice of Hearing addressed to Joseph M Conroy signed by: Illegible
 02/26/14: February Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 03/13/14: Order of the Board addressed to Joseph M Conroy signed by: M. Hazzard
 03/14/14: **Telephone Conversation:** Returned John Avery with J&J Quality Air's call. He will renew permit & schedule Insp. to reinspect as he has corrected what was disapproved at last Insp.
 04/22/14: Apr Special Magistrate Hearing: Owner/ Representative did not attend hearing. Lien certified for \$3,000.00
 05/07/14: **Telephone Conversation:** Returned Ms. Williams call. We discussed permit that is still expired w/o an approved final inspection.
 05/07/14: **Telephone Conversation:** Spoke to a female from J&J air. She advised will re-new permit ASAP.
 06/13/14: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 7/10/2014
Meeting Date: 7/23/2014

Liens being considered below resulted from: Violations at the Property

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

Property Address	755 38th Ave S.	Date of CEB Hearing	7/25/2012
Current Owner(s)	Twanna Monroe	CEB Certified Mail Claimed	Yes
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	12-5475	Case #	
	Street	755 38th Ave S	Street	
	City	Saint Petersburg	State	FL

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
12-5475	11/13/12	05/20/14	In compliance	Twanna Monroe	755 38th Ave S.	11/13/2012	\$1,050
12-5475	11/13/12	05/20/14	In compliance	Twanna Monroe	755 38th Ave S.	10/23/2012	\$1,400
12-5475	11/13/12	05/20/14	In compliance	Twanna Monroe	755 38th Ave S.	9/25/2012	\$1,400
12-5475	11/13/12	05/20/14	In compliance	Twanna Monroe	755 38th Ave S.	8/28/2012	\$450
Total Amount of Liens Certified:							\$4,300

Active Violations at Time First Lien was Certified	
12-5475	Accessory Structure Repairs- Rafter Tails
	Fence/Wall/ Hedge Maintenance- broken slats
	Roof Disrepair- Roof must be properly maintained including the rafter tails
	Structure Numbers- Structure numbers must be visible
	Soffit Screens- must be properly maintained
	Window glass- all broken glass must be repaired or replaced.

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

Person to Attend Hearing	Kori Monroe	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details: There was no contact with the owner until the property was brought into compliance.