



St. Petersburg
www.stpete.org

CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:11/18/15

LR 1:	2118 Walton St S.	Owner(s):	Theodore Roberson
		Representative:	Regina Roberson
LR 2:	4539 7th Ave N.	Owner(s):	Sandra Frederickson
		Representative:	Albert Slattman
LR 3:	725 7th Ave N.	Owner(s):	James W. Grant
LR 4:	2806 16th St N.	Owner(s):	John D. Oldja
		Representative:	Marianna Keim
LR 5:	6009 Pierce Dr NE.	Owner(s):	Fetlar LLC
	5353 4th Ave S.	Representative:	Jim Barker



Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 10/13/2015

Meeting Date: 11/18/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	2118 Walton St. S.	Date of CEB Hearing	7/22/2015
Current Owner(s)	Theodore Roberson	CEB Certified Mail Claimed	No
		Date Property Posted	7/10/2015

Notices Mailed To Following Address(es)	Case #	15-00005989	Case #	
	Street	1016 26th Ave. S.	Street	
	City	St. 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
15-00005989	04/02/15	09/21/15	In compliance	Theodore Roberson	2118 Walton St. S.	8/25/2015	\$900
Total Amount of Liens Certified:							\$900

Active Violations at Time First Lien was Certified	
15-00005989	Electric Disrepair/Unsafe - No cover on light fixture at front door, outlets loose and not working in the living room.
	Ceiling interior - Plaster ceiling in kitchen has fallen and is in disrepair.
	Walls - Interior - Holes in kitchen walls.
	Maintenance - Structure/Parts - Threshold at front door is rotted.
	Roof Disrepair - Roof is in disrepair in rear of structure.

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

Person to Attend Hearing	Regina Roberson	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
--------------------------	-----------------	--	-----

Details: All mail was returned "forward time expired, return to sender" and owner did not attend any hearings.



Report LR-2 Part 1 of 1

Report Prepared On: 11/4/2015

Meeting Date: 11/18/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	4539 7th Ave N.	Date of CEB Hearing	3/26/2014
Current Owner(s)	Sandra Frederickson	CEB Certified Mail Claimed	No
		Date Property Posted	3/14/2014

Notices Mailed To Following Address(es)	Case #	13-22668	Case #	
	Street	4978 Hurley Ave	Street	
	City	North Port	State	FL

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
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
13-22668	10/30/13	11/25/14	In compliance	Sandra Frederickson	4539 7th Ave N	8/26/2014	\$3,500
13-22668	10/30/13	11/25/14	In compliance	Sandra Frederickson	4539 7th Ave N	7/22/2014	\$2,800
13-22668	10/30/13	11/25/14	In compliance	Sandra Frederickson	4539 7th Ave N	6/24/2014	\$3,500
13-22668	10/30/13	11/25/14	In compliance	Sandra Frederickson	4539 7th Ave N	5/20/2014	\$3,000
Total Amount of Liens Certified:							\$12,800

Active Violations at Time First Lien was Certified	
13-22668	Fascia/Soffit Disrepair
	Maintenance- Structure Parts
	Paint- Main Structure

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

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

Details: All mail was returned unclaimed and there was no contact with the owner. The only contact was with the Preforeclosure Coordinator to let us know the property was in compliance.



Report LR-3 Part 1 of 1

Report Prepared On: 11/5/2015

Meeting Date: 11/18/2015

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 the subject property only. Lien(s) to remain in the name of owner at time of lien.

Property Address	725 7th Ave N.
Current Owner(s)	727 Downtown Apartments LLC

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
12-16536	James W Grant & Colleen A Grant	779 4th Ave N.	11/19/2013	\$2,800
12-16536	James W Grant & Colleen A Grant	779 4th Ave N.	10/22/2013	\$6,500
04-8514	Land Trust Svc Corp Tre Trust no 779	779 4th Ave N.	4/26/2005	\$3,700
04-8514	Land Trust Svc Corp Tre Trust no 779	779 4th Ave N.	5/24/2005	\$2,800
04-8514	Land Trust Svc Corp Tre Trust no 779	779 4th Ave N.	6/21/2005	\$2,800
Total Amount of Liens Certified:				\$18,600

Person to Attend Hearing	James W Grant	If person attending hearing is not Owner, is Authorization to Represent on File?

Details: Mr. Grant has sold the property at 725 7th Ave North. These liens cross attach to 725 7th Ave North by name. Mr. Grant was in contact with the investigator and did attend some of the hearings for case 12-16536. Mr. Grant no longer owns the property at 779 4th Ave North.



Report LR-4 Part 1 of 1

Report Prepared On: 11/5/2015
Meeting Date: 11/18/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	2806 16th St N.	Date of CEB Hearing	7/25/2012
Current Owner(s)	John D Oldja	CEB Certified Mail Claimed	No
		Date Property Posted	7/11/2012

Notices Mailed To Following Address(es)	Case #	12-4934	Case #	
	Street	211 Estado Way NE	Street	
	City	Saint Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
4	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
12-4934	03/26/12	03/17/15	In compliance	John D. Oldja	2806 16th St N.	7/23/2013	\$2,800
12-4934	03/26/12	03/17/15	In compliance	John D. Oldja	2806 16th St N.	6/25/2013	\$3,700
12-4934	03/26/12	03/17/15	In compliance	John D. Oldja	2806 16th St N.	10/23/2012	\$6,000

Total Amount of Liens Certified: **\$12,500**

Active Violations at Time First Lien was Certified

12-4934	Junk/Rubbish/Outdoor Storage -Building Materials. Construction debris and various items stored in trailers and vehicles along front and southside of building.
	Land Development Regulations -Storage of trailers, Commercial Equipment and construction Materials are not permitted in a CRT zone without zoning approval.

Representative Present at CEB Hearing Yes

Representative Present at _____ of _____ Lien Hearings

Person to Attend Hearing	Marianne Keim	If person attending hearing is not Owner, is Authorization to Represent on File?	
--------------------------	---------------	--	--

Details:
 07/12/12: April Notice of Hearing addressed to John D Oldja returned: unclaimed
 07/11/12: July Notice of Hearing posted at property.
 07/25/12: July Public Hearing: Owner/representative accepted recommendation. Board gave 30 days.
 08/24/12: Order of the Board addressed to John D Oldja returned: unclaimed
 08/28/12: Aug Special Magistrate Hearing: Owner/Representative (Mike Darcy) present: SM gave 30 days
 10/23/12: Oct Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$6,000.00
 11/13/12: Nov Special Magistrate Hearing: Owner/Representative (Mike Darcy) present: SM gave 10 days
 12/13/12: Misc Information- Case removed from process commercial equipment removed will monitor.
 02/05/13: Misc Information- Commercial equipment, trailers and vehicles full of debris at property.
 02/27/13: Misc Information- Met with Mike Darcy at city Hall. Explained to him property is out of compliance. I told him he will be receiving a notice to attend the next CEB hearing.
 04/24/13: April Public Hearing: Owner/representative (Mike Darcy) present. Board gave 25 days.
 06/25/13: Jun Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$3,700.00
 07/23/13: Jul Special Magistrate Hearing: No representation at Special Magistrate hearing. Lien certified for \$2,800.00
 08/06/13: Telephone Conversation - Spoke with Mary Ann (Wells Fargo Bank) regarding violations who stated it should flip ownership within 4 to 5 months.
 09/10/13: 2 Municipal Ordinance Violations issued to property owner John D. Oldja
 11/21/13: Failure to Appear in court- Capias issued
 03/17/15: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 11/5/2015

Meeting Date: 11/18/2015

Liens being considered below resulted from: Violations at the Property

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

Property Address	6009 Pierce Dr NE & 5353 4th Ave S	Date of CEB Hearing	N/A
Current Owner(s)	Fetlar LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	15-4790	Case #	14-18193
	Street	591 W Putnam Ave	Street	PO Box 1226
	City	Greenwich	State	CT
	City	Oakland	State	CA

0	Active Violation Cases Currently at Subject Property
277	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
15-4790	03/17/15	11/05/15	In compliance	Fetlar LLC	5353 4th Ave S	8/25/2015	\$900
14-18183	08/28/14	07/13/15	In compliance	Fetlar LLC	5353 4th Ave S	5/19/2015	\$2,800
14-18183	08/28/14	07/13/15	In compliance	Fetlar LLC	5353 4th Ave S	4/21/2015	\$2,800
14-18183	08/28/14	07/13/15	In compliance	Fetlar LLC	5353 4th Ave S	3/24/2015	\$2,800
14-18183	08/28/14	07/13/15	In compliance	Fetlar LLC	5353 4th Ave S	2/24/2015	\$900
Total Amount of Liens Certified:							\$10,200

Active Violations at Time First Lien was Certified	
15-4790	Permits- Permit required for installation of driveway and apron
14-18183	Permits- After the fact Permit required for installation of driveway and apron

Representative Present at CEB Hearing	No
Representative Present at	0 of 5 Lien Hearings

Person to Attend Hearing	Jim Barker	If person attending hearing is not Owner, is Authorization to Represent on File?	
--------------------------	------------	--	--

Details: All mail was signed for in both cases but name of signer was not legible. There was no contact with Fetlar LLC until the properties were brought into compliance.