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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: February 24, 2021

LR 1:	3739 16th St N	Owner(s):	SJSKKS LLC
		Representative:	Stephen Steller
LR 2:	4629 1st Ave S	Owner(s):	Southern Oaks LLC
		Representative:	Mike Zoller
LR 3:	1200 Beach Dr NE	Owner(s):	Southern Oaks LLC
		Representative:	Mike Zoller
LR 4:	12021 Gandy Blvd N	Owner(s):	2BSS Holdings LLC
		Representative:	David W. Bill Foster
LR 5:	4955 3rd Ave N	Owner(s):	Wendy Dundas
LR 6:	1413 13th St S	Owner(s):	Eloise Burney
		Representative:	Christopher Burney
LR 7:	2510 32nd Ave N	Owner(s):	Arthur Zinkerman
		Representative:	Kenneth Gerow
LR 8:	8040 57th St N Pinellas Park	Owner(s):	John A Dudley Jr.



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 2/2/2021
Meeting Date: 2/24/2021

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 name only.
Lien(s) to remain on subject property.

Property Address	3739 16th St N.
Current Owner(s)	SJSKKS 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
17-00010856	Stellar Life Care Inc	3739 16th St N	2/27/2019	\$21,700
17-00010856	Stellar Life Care Inc	3739 16th St N	6/27/2018	\$1,000
15-00024496	Stellar Life Care Inc	3739 16th St N	6/22/2016	\$8,700
Total Amount of Liens Certified:				\$31,400

Person to Attend Hearing	Stephen Stellar	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details: Stellar Life Care Inc. sold the property 3739 16th St N. to SJSKKS LLC on September 19, 2019. Stellar Life Care Inc. is applying to have the liens released from their name only. Liens have been removed from property address by completion of a Stipulated Agreement with the city.

15-24496

12/22/15: Jan Notice of Hearing addressed to Steller Life Care signed by: E J Stellar
 01/27/16: Jan Public Hearing: Owner/representative attended hearing. Board gave 60 days.
 04/21/16: Spoke with Dr. Steller about the violations and that 50% of sign lettering in the window glass has been inactive. He said he measured the lettering and it cover 1872sq inches and the plain glass area is 2639sq inches. Spoke with Pam Lee and she said she would allow the sq. inches measurement for this one case.
 04/27/16: Apr. Special Magistrate Hearing: Staff recommended deferral- permits
 06/22/16: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$8,700.00
 07/27/16: Jul. Special Magistrate Hearing: Owner/ Representative attended hearing: CEB gave 30 days.
 11/07/16: Close Case

17-10856

05/10/18: May Notice of Hearing addressed to Steller Life Care returned: Unclaimed
 05/23/18: May Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 06/21/18: Telephone Conversation: Returned phone call to Dr. Stellar reference the status of his permits. I advised him that I saw the activity and would continue to monitor for a change in status.
 06/27/18: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.
 07/25/18: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days.
 11/24/18: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days.
 02/27/19: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$21,700.00.
 12/04/19: Close Case

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Report LR-2 Part 1 of 1

Report Prepared On: 2/2/2021
Meeting Date: 2/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	4629 1st Ave S.			Date of CEB Hearing	2/27/2019		
Current Owner(s)	Southern Oaks LLC			CEB Certified Mail Claimed	N/A		
				Date Property Posted	1/31/2019		
Notices Mailed To Following Address(es)	Case #	18-31454	Case #	18-31454			
	Street	4646 Central Ave	Street	PO Box 36346			
	City	St. Petersburg	State	FL	City	Charlotte	State

0	Active Violation Cases Currently at Subject Property						
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
18-31454	12/05/18	01/15/20	In compliance	Southern Oaks LLC	4629 1st Ave S	4/24/2019	\$2,600
Total Amount of Liens Certified:							\$2,600

Active Violations at Time First Lien was Certified	
18-31454	Fascia/Soffit Disrepair
	Permits
	Crawl Space Open
	Walls Exterior
	Paint Main Structure

Representative Present at CEB Hearing	Yes
Representative Present at	1 of 2 Lien Hearings

Person to Attend Hearing	Mike Zoller	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 01/31/19: Posting- Notice of hearing at violation address.
 02/27/19: Feb. Public Hearing: Owner/representative attended hearing. Board gave 30 days.
 03/18/19: Mar. Order of the Board addressed to owner signed by: Mike Zoller
 04/19/19: Telephone Conversation: Supervisor Vold spoke with Steve contractor, he said hi is going to help the owner and had some questions. They were ones the permitting dept would need to answer, so I gave him their number.
 04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,600.00.
 05/22/19: May Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.
 08/28/19: Aug. Special Magistrate Hearing: Staff recommended deferral-permits.
 10/23/19: Oct. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.
 01/15/20: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 2/2/2021

Meeting Date: 2/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	1200 Beach Dr. NE	Date of CEB Hearing	1/23/2019
Current Owner(s)	Southern Oaks	CEB Certified Mail Claimed	12/21/2018
		Date Property Posted	1/11/2019

Notices Mailed To Following Address(es)	Case #	18-26587		Case #		
	Street	4646 Central Ave		Street		
	City	St. Petersburg	State	FL	City	

0	Active Violation Cases Currently at Subject Property
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
18-26587	10/04/18	05/21/19	In compliance	Southern Oaks	1200 Beach Dr. NE	4/24/2019	\$3,100
Total Amount of Liens Certified:							\$3,100

Active Violations at Time First Lien was Certified	
18-26587	Permits

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Mike Zoller	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 01/11/19: Posting- Notice of hearing at violation address.
 01/23/19: Jan. Public Hearing: Owner/representative attended hearing. Board gave 60 days.
 03/07/19: Jan. Order of the Board addressed to owner returned: Unclaimed
 04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
 04/29/19: Telephone Conversation: Received phone call from Josh Diggs, his company has been hired as property manager and he would be hiring contractor to pull permit.
 05/21/19: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 2/3/2021
Meeting Date: 2/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	12021 Gandy Blvd N			Date of CEB Hearing	1/23/2019
Current Owner(s)	2 B S S Holdings LLC			CEB Certified Mail Claimed	No
				Date Property Posted	1/10/2019
Notices Mailed To Following Address(es)	Case #	17-11749		Case #	
	Street	12033 Gandy Blvd N 183		Street	
	City	St. Petersburg	State	FL	City
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
17-11749	05/22/17	01/12/21	In compliance	2 B S S Holdings LLC	12021 Gandy Blvd	9/25/2019	\$20,000
17-11749	05/22/17	01/12/21	In compliance	2 B S S Holdings LLC	12021 Gandy Blvd	9/25/2019	\$20,000
17-11749	05/22/17	01/12/21	In compliance	2 B S S Holdings LLC	12021 Gandy Blvd	9/25/2019	\$20,000
17-11749	05/22/17	01/12/21	In compliance	2 B S S Holdings LLC	12021 Gandy Blvd	9/25/2019	\$20,000
17-11749	05/22/17	01/12/21	In compliance	2 B S S Holdings LLC	12021 Gandy Blvd	9/25/2019	\$20,000
17-11749	05/22/17	01/12/21	In compliance	2 B S S Holdings LLC	12021 Gandy Blvd	9/25/2019	\$20,000
17-11749	05/22/17	01/12/21	In compliance	2 B S S Holdings LLC	12021 Gandy Blvd	9/25/2019	\$20,000
Total Amount of Liens Certified:							\$140,000

Active Violations at Time First Lien was Certified	
17-11749	Land Development Regulations- outdoor storage on a vacant lot. The principle use is not approved.

Representative Present at CEB Hearing	Yes
Representative Present at	3 of 10 Lien Hearings

Person to Attend Hearing	David W. Bill Foster	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details: On next page

01/04/19: Jan Notice of Hearing addressed to 2 B S S Holdings LLC returned: Unclaimed
01/10/19: Posting- Notice of hearing at violation address.
01/23/19: Jan. Public Hearing: Owner/representative attended hearing. Board gave 45 days.
03/27/19: Apr. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days.
05/22/19: May Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days.
07/24/19: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days.
09/25/19: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$20,000.00.
10/23/19: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
11/20/19: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
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.
02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
11/18/20: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$26,500.00.
12/09/20: Case removed from CEB/SM
12/17/20: Municipal Ordinance Violation
01/12/21: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 2/3/2021
Meeting Date: 2/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	4955 3rd Ave N	Date of CEB Hearing	1/22/2020
Current Owner(s)	Wendy Dundas	CEB Certified Mail Claimed	No
		Date Property Posted	12/31/2019

Notices Mailed To Following Address(es)	Case #	19-25533		Case #		
	Street	4955 3rd 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
19-25533	09/23/19	12/08/20	In compliance	Wendy Dundas	4955 3rd Ave N	11/18/2020	\$10,550
Total Amount of Liens Certified:							\$10,550

Active Violations at Time First Lien was Certified	
19-25533	Permits- After the fact permit required for newer AC
	Accessory Structure Repairs
	Maintenance- discolored exterior walls show evidence of mold
	Roof Disrepair

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Wendy Dundas	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details:
 12/31/19: Posting- Notice of hearing at violation address.
 01/20/20: Jan. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
 03/05/20: Jan. Order of the Board addressed to owner returned: Unclaimed
 11/18/20: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$10,550.00.
 12/08/20: Close Case



Report LR-6 Part 1 of 1

Report Prepared On: 2/4/2021
Meeting Date: 2/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	1413 13th St S	Date of CEB Hearing	8/26/2015
Current Owner(s)	Eloise Burney	CEB Certified Mail Claimed	Yes
		Date Property Posted	8/14/2015

Notices Mailed To Following Address(es)	Case #	15-1459		Case #		
	Street	1413 13th St 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
15-1459	01/28/15	04/21/16	In compliance	Eloise Burney	1413 13th St S	12/16/2015	\$8,700
Total Amount of Liens Certified:							\$8,700

Active Violations at Time First Lien was Certified	
15-1459	Permits

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 1 Lien Hearings

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

Details:
 6/4/2015: Telephone Conversation: Received voicemail from Eloise stating that her husband has passed and she is returning to area. She is requesting a extension.
 08/14/15: Posting- Notice of hearing at violation address.
 08/26/15: Aug. Public Hearing: Owner/representative attended hearing. Board gave 25 days.
 09/14/15: Aug. Order of the Board addressed to owner signed by: Eloise Burney
 10/21/15: Oct. Special Magistrate Hearing: Staff recommended deferral- permits
 12/16/15: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$8,700.00.
 01/27/16: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days
 04/21/16: Close Case



Report LR-7 Part 1 of 1

Report Prepared On: 2/4/2021
Meeting Date: 2/24/2021

Liens being considered below resulted from: Violations at the Property

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

Property Address	2510 32nd Ave N	Date of CEB Hearing	10/23/2019
Current Owner(s)	Arthur Zinkerman	CEB Certified Mail Claimed	No
		Date Property Posted	10/10/2019

Notices Mailed To Following Address(es)	Case #	19-19485	Case #	19-19485
	Street	PO Box 60685	Street	2510 32nd Ave N
	City	St. Petersburg	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
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
19-19485	07/30/19	11/18/20	In compliance	Arthur Zinkerman	2510 32nd Ave N	1/22/2020	\$3,500
19-19485	07/30/19	11/18/20	In compliance	Arthur Zinkerman	2510 32nd Ave N	12/18/2019	\$3,100
Total Amount of Liens Certified:							\$6,600

Active Violations at Time First Lien was Certified	
19-19485	Electric Service Required
	Paint- main structure
	Fence/Wall/Hedge Maintenance
	Electric Disrepair/Unsafe
Representative Present at CEB Hearing	
No	
Representative Present at	
0 of 2 Lien Hearings	

Person to Attend Hearing	Kenneth Gerow	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 10/10/19: Posting- Notice of hearing at violation address.
 10/22/19: Oct. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 11/19/19: Oct Notice of Hearing addressed to Arthur Zinkerman returned: Unclaimed
 12/18/19: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
 01/22/20: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3,500.00.
 02/04/20: Telephone Conversation: Retuned call to owner. He stated he was unaware of the violations at his property and gave current mailing address. Advised owner to update his address with Pinellas County Property Appraiser.
 02/26/20: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.
 11/18/20: Close Case



Report LR-8 Part 1 of 1

Report Prepared On: 2/4/2021
Meeting Date: 2/24/2021

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	8040 57th St N - Pinellas Park
Current Owner(s)	John A Dudley Jr.

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
08-8840	Paul Hungerford	525 26th Ave S	6/23/2009	\$2,800
08-8840	Paul Hungerford	525 26th Ave S	5/26/2009	\$3,500
08-8840	Paul Hungerford	525 26th Ave S	4/21/2009	\$3,000
10-18765	Paul Hungerford	2525 21st St S	3/22/2011	\$3,000
Total Amount of Liens Certified:				\$12,300

Person to Attend Hearing	John Dudley Jr.	If person attending hearing is not Owner, is Authorization to Represent on File?	

Details: These liens 08-8840 and 10-18765 are cross attaching to the property at 8040 57th St N. The current owner of 8040 57th St N is trying to have the liens released from this property address.

1