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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:05/26/2021

| | | | |
|--------------|-------------------|------------------------|--------------------|
| LR 1: | 3627 17th Ave S | Owner(s): | Letitia Stevens |
| LR 2: | 3234 16th Ave S | Owner(s): | Joseph P Johnson |
| | | Representative: | Michael Anderson |
| LR 3: | 2594 34th Ave N | Owner(s): | Kelsey Rose Coombs |
| LR 4: | 1725 Preston St S | Owner(s): | Nicolo Tarantini |
| LR 5: | 2151 Oakley Ave S | Owner(s): | Jack E. Delcamp |



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 5/4/2021
Meeting Date: 5/26/2021

Liens being considered below resulted from: Violations at the Property

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

| | | | |
|------------------|------------------|----------------------------|-----------|
| Property Address | 3627 17th Ave S | Date of CEB Hearing | 7/24/2019 |
| Current Owner(s) | Letitia Stephens | CEB Certified Mail Claimed | Yes |
| | | Date Property Posted | 7/8/2019 |

| | | | | |
|---|--------|----------------|--------|---------------|
| Notices Mailed To Following Address(es) | Case # | 19-11960 | Case # | 19-11965 |
| | Street | 536 61st St S | Street | 536 61st St S |
| | City | St. Petersburg | State | FL |

| | |
|---|---|
| 0 | Active Violation Cases Currently at Subject Property |
| 5 | 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 |
|---|----------------|-----------------------|---------------|-----------------------|-----------------|---------------------|----------------|
| 19-11960 | 05/09/19 | 01/10/20 | In compliance | Letitia Stephens | 3627 17th Ave S | 12/18/2019 | \$2,700 |
| 19-11965 | 05/09/19 | 01/10/20 | In compliance | Letitia Stephens | 3627 17th Ave S | 12/18/2019 | \$2,700 |
| Total Amount of Liens Certified: | | | | | | | \$5,400 |

| Active Violations at Time First Lien was Certified | |
|--|--|
| 19-11965 | Paint- main structure, walls-exterior, and fascia / soffit disrepair |
| 19-11960 | Roof disrepair, walls exterior, fence/wall/hedge maintenance, maintenance-vegetation |

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

| | | |
|--------------------------|------------------------------|--|
| Person to Attend Hearing | Letitia Stephens Morrissette | If person attending hearing is not Owner, is Authorization to Represent on File? |
|--------------------------|------------------------------|--|

Details
 06/20/19: Jul Notice of Hearing addressed to Freddie Stephens signed by: Cathy Combs
 07/08/19: Posting- Notice of hearing at violation address.
 07/24/19: Jul. Public Hearing: Owner/representative attended hearing. Board gave 120 days.
 09/02/19: Jul. Order of the Board addressed to Freddie Stephens returned: Unclaimed
 12/16/19: Spoke with owner at property. Talked to her about the violations and the upcoming hearing.
 12/18/19: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,700.00.
 12/18/19: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,700.00.
 01/10/20: Close Cases



Report LR-2 Part 1 of 1

Report Prepared On: 5/7/2021
Meeting Date: 5/26/2021

Liens being considered below resulted from: Violations at the Property

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

| | | | |
|------------------|------------------|----------------------------|-----------|
| Property Address | 3234 16th Ave S | Date of CEB Hearing | 4/25/2012 |
| Current Owner(s) | Joseph P Johnson | CEB Certified Mail Claimed | No |
| | | Date Property Posted | 4/9/2012 |

| | | | | |
|---|--------|-----------------|--------|------------------|
| Notices Mailed To Following Address(es) | Case # | 11-22601 | Case # | 11-22601 |
| | Street | 3234 16th Ave S | Street | 850 Troutbeck Dr |
| | City | St. Petersburg | State | FL |
| | City | Baton Rouge | State | LA |

| | |
|---|---|
| 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 |
|---|----------------|-----------------------|---------------|-----------------------|-----------------|---------------------|-----------------|
| 11-22601 | 11/30/11 | 08/02/16 | Inactive | Joseph P Johnson | 3234 16th Ave S | 10/23/2012 | \$12,100 |
| Total Amount of Liens Certified: | | | | | | | \$12,100 |

| Active Violations at Time First Lien was Certified | |
|--|---|
| 11-22601 | Permits- New Carport Installed at rear of structure without permits |

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

| | | | |
|--------------------------|------------------|--|--|
| Person to Attend Hearing | Michael Anderson | If person attending hearing is not Owner, is Authorization to Represent on File? | |
|--------------------------|------------------|--|--|

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|--|
| Details |
| 03/22/12: Mar. Notice of Hearing addressed to Joseph Johnson returned: Vacant |
| 04/09/12: Posting- Notice of hearing at violation address. |
| 04/25/12: Apr. Public Hearing: Owner/representative attended hearing. Board gave 60 days. |
| 05/22/12: Apr. Order of the Board addressed to Joseph Johnson returned: Unclaimed |
| 07/24/12: Telephone Conversation: Returned call to Joseph Johnson and left message that his brother attended the hearing in his behalf and the special magistrate granted him 60 days to bring the property in compliance and pull the permit for the extensive carport renovations. |
| 07/24/12: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days. |
| 10/23/12: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$12,100.00. |
| 11/08/12: Case removed from CEB/SM |
| 08/02/16: Close Case |



Report LR-3 Part 1 of 1

Report Prepared On: 5/7/2021
Meeting Date: 5/26/2021

Liens being considered below resulted from: Violations at the Property

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

| Property Address | 2594 34th Ave N | | | | Date of CEB Hearing | 10/23/2019 | |
|---|---|------------------------|---------------|-----------------------|----------------------------|---------------------|-----------------|
| Current Owner(s) | Kelsey Rose Coombs | | | | CEB Certified Mail Claimed | 9/18/2019 | |
| | | | | | Date Property Posted | 10/4/2019 | |
| Notices Mailed To Following Address(es) | Case # | 19-20765 | | Case # | 19-20765 | | |
| | Street | 235 3rd Ave N Unit 100 | | Street | 2594 34th Ave N | | |
| | City | St. Petersburg | State | FL | City | St. Petersburg | State |
| 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 |
| 19-00020765 | 08/09/19 | 02/23/21 | In compliance | Kelsey Rose Coombs | 2594 34th Ave N | 11/18/2020 | \$33,600 |
| 19-00020765 | 08/09/19 | 02/23/21 | In compliance | Kelsey Rose Coombs | 2594 34th Ave N | 12/18/2019 | \$3,100 |
| Total Amount of Liens Certified: | | | | | | | \$36,700 |

| Active Violations at Time First Lien was Certified | | | |
|--|--|-----|--------------------|
| 19-20765 | Permits-Work active and/or completed without a permit and/or approved final inspection | | |
| Representative Present at CEB Hearing | | | |
| | | Yes | |
| Representative Present at | | 1 | of 3 Lien Hearings |

| | | | |
|--------------------------|---------------|--|--|
| Person to Attend Hearing | Kelsey Coombs | | If person attending hearing is not Owner, is Authorization to Represent on File? |
| | | | |

Details

09/18/19: Oct. Notice of Hearing addressed to Kelsey Coombs returned: Moved left no address.
 10/04/19: Posting- Notice of hearing at violation address.
 10/23/19: Oct. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
 11/07/19: Oct. Order of the Board addressed to Kelsey Coombs returned: Moved left no address.
 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 attended hearing. SM gave 60 days.
 11/18/20: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$33,600.00.
 12/01/20: Telephone Conversation: Supervisor Vold spoke with owner and she was surprised as she had gotten the notice showing \$0.00 and talked with her contractor who stated it was taken care of. I explained there is still no permit on file and at the hearing before the one in Nov., the special magistrate had given 60 days. She will have contractor call me and plans to attend the next hearing.
 12/16/20: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.
 02/23/21: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 5/10/2021

Meeting Date: 5/26/2021

Liens being considered below resulted from: Violations at the Property

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

| Property Address | 1725 Preston St S | | | | Date of CEB Hearing | 9/28/2016 | |
|---|---|-----------------------|---------------|-----------------------|----------------------------|---------------------|-----------------|
| Current Owner(s) | Nicolo Tarantini | | | | CEB Certified Mail Claimed | Yes | |
| | | | | | Date Property Posted | 9/18/2016 | |
| Notices Mailed To Following Address(es) | Case # | 16-11150 | | Case # | | | |
| | Street | 911 E 15th Ave Apt A | | Street | | | |
| | City | Tampa | State | FL | City | | 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 |
| 16-11150 | 06/14/16 | 03/30/20 | In compliance | Nicolo Tarantini | 1725 Preston St S | 6/28/2017 | \$15,400 |
| 16-11150 | 06/14/16 | 03/30/20 | In compliance | Nicolo Tarantini | 1725 Preston St S | 1/25/2017 | \$8,900 |
| Total Amount of Liens Certified: | | | | | | | \$24,300 |

| Active Violations at Time First Lien was Certified | | | |
|--|---------|--|--|
| 16-11150 | Permits | | |
| Representative Present at CEB Hearing | | | |
| Yes | | | |
| Representative Present at | | | |
| 1 of 3 Lien Hearings | | | |

| | | | |
|--------------------------|------------------|--|--|
| Person to Attend Hearing | Nicolo Tarantini | If person attending hearing is not Owner, is Authorization to Represent on File? | |
|--------------------------|------------------|--|--|

Details

08/16/16: Sep. Notice of Hearing addressed to Nicolo Tarantini signed by: Not legible
 09/18/16: Posting- Notice of hearing at violation address.
 09/28/16: Sep. Public Hearing: Owner/representative accepted recommendation. Board gave 30 days.
 10/11/16: Sep. Order of the Board addressed to Nicolo Tarantini signed by: Not legible
 11/16/16: Nov. Special Magistrate Hearing: Staff recommended deferral-permits.
 01/25/17: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$8,900.00.
 02/22/17: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 20 days.
 03/22/17: Mar. Special Magistrate Hearing: Staff recommended deferral-permits.
 04/26/17: Apr. Special Magistrate Hearing: Staff recommended deferral-permits.
 06/28/17: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$15,400.00.
 07/21/17: Case removed from CEB/SM process due to max liens.
 01/30/19: Municipal Ordinance Violation issued.
 07/30/19: Municipal Ordinance Violation issued.
 03/30/20: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 5/11/2021

Meeting Date: 5/26/2021

Liens being considered below resulted from: Violations at the Property

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

| | | | | | |
|---|-----------------------|--------------|--------|----------------------------|-----------|
| Property Address | 2151 Oakley Ave S | | | Date of CEB Hearing | 2/25/2015 |
| Current Owner(s) | Oakley Ave Land Trust | | | CEB Certified Mail Claimed | 1/12/2015 |
| | Ronald Hollins Tre | | | Date Property Posted | 2/9/2015 |
| Notices Mailed To Following Address(es) | Case # | 14-21196 | Case # | 14-11070 | |
| | Street | 1001 Pond Rd | Street | 1001 Pond Rd | |
| | City | Tampa | State | FL | City |
| | | | 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 |
|---|----------------|-----------------------|---------------|-----------------------|-------------------|---------------------|-----------------|
| 14-11070 | 06/10/14 | 06/17/15 | In compliance | Oakley Ave Land Trust | 2151 Oakley Ave S | 5/19/2015 | \$2,800 |
| 14-11070 | 06/10/14 | 06/17/15 | In compliance | Oakley Ave Land Trust | 2151 Oakley Ave S | 4/21/2015 | \$3,000 |
| 14-21196 | 10/06/14 | 06/17/15 | In compliance | Oakley Ave Land Trust | 2151 Oakley Ave S | 5/19/2015 | \$2,800 |
| 14-21196 | 10/06/14 | 06/17/15 | In compliance | Oakley Ave Land Trust | 2151 Oakley Ave S | 4/21/2015 | \$3,000 |
| Total Amount of Liens Certified: | | | | | | | \$11,600 |

| | | | | | | | |
|--|--|--|--|--|--|--|-----|
| Active Violations at Time First Lien was Certified | | | | | | | |
| 14-11070 | Door Exterior, Walls- Exterior, Window Screens, Window, Maintenance-structure parts | | | | | | |
| 14-21196 | Roof disrepair, Fascia/Soffit disrepair, Walls-Exterior, Crawl Space Open | | | | | | |
| Representative Present at CEB Hearing Yes | | | | | | | |
| Representative Present at 0 of 2 Lien Hearings | | | | | | | |
| Person to Attend Hearing | Jack E. Delcamp, Esq. | | | | | If person attending hearing is not Owner, is Authorization to Represent on File? | Yes |

Details

01/12/15: Feb. Notice of Hearing addressed to Oakley Ave Land Trust signed by: A Bullay

02/09/15: Posting- Notice of hearing at violation address.

02/25/15: Feb. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.

03/09/15: Feb. Order of the Board addressed to Oakley Ave Land Trust signed by: K. Nobles

03/24/15: Telephone Conversation: Tried to return call to Mr. Hollins and unable to leave message. Voicemail is full.

04/07/15: Telephone Conversation: Tried to return call to Mr. Hollins and unable to leave message. Voicemail is full.

12/16/19: Spoke with owner at property. Talked to her about the violations and the upcoming hearing.

04/21/15: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,000.00.

04/21/15: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,000.00.

05/19/15: May. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

05/19/15: May. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.

06/17/15: Close Cases

