

CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD Lien Release/Reduction Request Agenda Hearing Date:06/23/2021

LR 1:	3234 16th Ave S	Owner(s): Representative:	Joseph P. Johnson Michael Anderson
LR 2:	7210 12th St N	Owner(s): Representative:	Agri Family 2015 Irrev Trust Jonathan Agri
LR 3:	5237 61st Ave S	Owner(s): Representative:	Sail 6 LLC Mark Hrubar
LR 4:	3400 75th St N	Owner(s):	Kevin Ohmer (at time of lien)
LR 5:	5135 4th Ave S	Owner(s):	Lawrence & Allison Turner

Owner(s):

Jules Cozine

LR 6: 4815 5th Ave N



Lien Release/Reduction Requests



Report LR-1 Part 1 of 1 Report Prepared On: 6/1/2021 Meeting Date: 6/23/2021 Liens being considered below resulted from: X Violations at the Property Applicant Request: Χ Release Lien(s) in its/their entirety Property Address 3234 16th Ave S **Date of CEB Hearing** 4/25/2012 Joseph P Johnson **CEB Certified Mail Claimed** No Current Owner(s) 4/9/2012 **Date Property Posted** Case # 11-22601 Case # 11-22601 **Notices Mailed** Street 850 Troutbeck Dr To Following Street 3234 16th Ave S Address(es) State FL State LA City St. Petersburg City Baton Rouge Active Violation Cases Currently at Subject Property Other Properties in Pinellas County in the Name of the Current Owner 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 Owner at Date Date Reason Date Lien Lien **Case Number** Closed or Time of **Address** Initiated Closed Certified Amount Voided Lien Joseph P 11-22601 11/30/11 08/02/16 Inactive 3234 16th Ave S 10/23/2012 \$12,100 Johnson **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 of Lien Hearings Michael Anderson If person attending hearing is not Person to Attend Owner, is Authorization to Hearing Represent on File? **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-2 Part 1 of 1	Report Prepared On: 6/2/2021 Meeting Date: 6/23/2021
Liens being considered below resulted from:	Violations at the Property
Applicant Request: X	Release Lien(s) in its/their entirety
Applicant Request: X	Release Lien(s) in its/their entirety

Property Address	7210 12th St N	Date of CEB Hearing	3/24/2021
	Agri Family 2015 Irrev Trust	CEB Certified Mail Claimed	4/8/2021
Current Owner(s)		Date Property Posted	04/06/021

Notices Mailed	Case #	20-12999			Case # 20-12999			
To Following	Street	9954 Innisfree Dr			Street	7210 12th St N		
Address(es)	City	Alpharetta	State	GA	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	
20-12999	06/16/20	05/17/21	In compliance	Agri Family 2015 Irrev Trust	7210 12th St N	4/28/2021	\$1,000		
	Total Amount of Liens Certified:								
		Act	ive Violat	tions at Tim	ne First Lien was Certified				
20-12999	Permits-E	Building a	structure	at rear of p	property without an active pe	rmit	on file.		
		Rep	resentati	ive Present	at CEB Hearing No	•			
	Representative Present at 0 of 1 Lien Hearings								

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

Details

03/17/21: Telephone Conversation: Spoke with property owner and he said still in process of evicting tenant and if he could get the 25 day city process for this months hearing.

03/22/21: Mar. Notice of Hearing addressed to Argi Family Trust returned: Unclaimed

03/24/21: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

04/08/21: Mar. Order of the Board addressed to Argi Family Trust signed by: Covid 19

04/21/21: Telephone Conversation: Spoke with Jonathan to let know shed is still present so violation remains.

04/27/21: Telephone Conversation: Spoke with Jonathan and will meet at 1:30 today to confirm if shed is 100sq feet or less for compliance.

04/27/21: Reinspection: During re-inspection met with property manager of owner. Violations remains for shed that was measured 12' x 34' at time of inspection.

04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.

05/17/21: Close Case



Report	Report LR-3 Part 1 of 1 Report Prepared On: 6/2/2021									
Meeting Date: 6/23/2021										
incetting Date. 0/25/2021										
Liens being (considere	ed below r	esulted f	rom· X	Violati	ons at the	e Property			
Lichs being (onsidere	,a below i	csuncu i	70111. X	Violati	ons at the	crioperty			
		Annlic	ant Requ	est: X	Polose	sa Lian(s)	in its/their e	antiroty		
		Аррис	ant Negu	est. A	Neicas	e Lien(3)	iii its/tiieii t	entinety		
Property Address	E227 64	ot Avo C					Dete	of CED Haaring	2/	24/2021
Property Address	5237 61	SI AVE S					Date	e of CEB Hearing	2/2	24/2021
	Sail 6 L	LC					CEB Certif	ied Mail Claimed		Yes
Current Owner(s)										
							Date	Property Posted	1/	13/2021
Notices Mailed	Case #	20-4971				Case #				
To Following		511 45th Av	/e N			Street				
Address(es)	City	St. Petersbu	urg	State FL		City			State	
		!								
0 Active Viola										
18 Other Prop										
0 Active Viola							wner			
0 Active Trac	king or Mc	initoring Ca	ses in the	Name of th	e Currer	nt Owner				
Case Number	Date	Date	Reason	Owner at Time of		Add		Date I	_ien	Lien
Case Number	Initiated	Closed or Voided	Closed	Lien		Auu	1622	Certi	ied	Amount
		Volucu	l-	Lion						
20-4971	02/26/20	04/20/21	In compliance	Sail 6 LLC		5237 61	7 61st Ave S 3/24/2		:021	\$3,100
						Т	otal Amoun	t of Liens Cei	tified:	\$3,100
		Act	ive Viola	tions at Tim	ne First	Lien was	Certified			
20-4971				t with grass	s growi	ng over it				
		bbish/Outd								
	Permits-	Pool demo	permit e	xpired						
		Por	rocontot	ive Present	of CED	Hooring	Yes			
		Kep	reseman	Represent			0 of	1 Lien He	arinas	
				Represent	auve i i	esent at	0 01	Lientie	arings	
	Mark Hr	ubar								
Person to Attend		· · · · · · · · · · · · · · · · · · ·					-	on attending hearir mer, is Authorization	_	
Hearing								Represent on File		
Details										
12/24/20: Jan. N	otice of He	aring addre	essed to S	Sail 6 LLC sid	aned by	No signat	ture			
01/13/21: Posting		-			, y .		· -			
					ted reco	mmendati	ion. Board g	ave 25 days.		
01/27/21: Jan. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days. 02/09/21: Feb. Order of the Board addressed to Sail 6 LLC signed by: Covid 19										

03/24/21: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.

04/09/21: Telephone Conversation: Spoke with owner, he was not aware that he had a permit issue with the demolition of the pool. He stated the house and pool were demolished at the same time and should have had final

on same day. He will call building department. 04/20/21: Close Case



	Report	LR-4 Part	1 of 1	Report Pre Mee	pared On: 6/9/20 ting Date: 6/23/2				
Lie	ens being d	considered below r	esulted from:	Violations at another Property, Attached Due to Owner's Name or Prior Owner's Name					
		Applio	eant Request: X	Release of Lien(s) fro Lien(s) to remain on s	=				
Prope	erty Address	3400 75th St N							
C	Owner(s)	Kevin Ohmer (at time of lien)							
	(-)								
0	Active Viola	tion Cases Currently	at Subject Property						
1		erties in Pinellas Cou		e Current Owner					
0									
0	Active Tracking or Monitoring Cases in the Name of the Current Owner								
		Owner at Time of							

Case Number	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount		
07-00014377	Ohmer, Kevin M	3400 75th St N	10/27/2009	\$11,200		
Total Amount of Liens Certified:						

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

Details

12/17/08: Dec. Public Hearing: Owner/representative attended hearing. Board gave 90 days.

01/20/09: Dec. Order of the Board addressed to Kevin Ohmer returned: Unclaimed

03/23/09: Telephone Conversation: Owner's Attorney-She has partitioned Pinellas County Property Manager James

Meloy to determine if it is possible for the encroached land area could be conveyed outright or by some type of

restricted easement. Per Mr. Meloy a new title search must be done.

03/24/09: Mar. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 180 days.

10/27/09: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$11,200.00.

11/13/09: Case removed from CEB/SM process to future Municipal Ordinance Violation.

09/18/12: Close case because of ownership change.



Report	LR-5	Part	of	1		Repo		epared eting E		9/9/20 9/23/20		ı
					_		Micc	,ung L	vate.	3/23/20	JZ 1	
Liens being considered below resulted from: X Violations at the Property												
		Applic	ant Requ	est: X	Releas	e Lien(s)	in its	/their e	entire	ety		
Property Address	5135 4t	h Ave S						Date	of CE	B Hearing	12/	/17/2014
0 (1)	Lawrence & Allison Turner CEB Certified Mail Claimed No											No
Current Owner(s)							Date Property Posted 12/4/			2/4/2014		
Notices Mailed	Case #	14-16225				Case #				•		
To Following	Street	6514 Eagle	Ridge Wa	у		Street						
Address(es)	City	Lakeland		State FL		City					State	
0 Active Viola	ation Case	s Currently	at Subjec	t Property								
				Name of the	Current	Owner						
				in the Name			wner					
				Name of th								
	Ī	Date		Owner at								
Case Number	Date	Closed or	Reason	Time of		Add	ress			Date L		Lien
	Initiated	Voided	Closed	Lien						Certifi	ed	Amount
				Lawrence &								
14-16225	08/06/14	10/11/16	In compliance	Allison		5135 4th Ave		h Ave S		4/21/2015		\$2,800
			compliance	Turner								
			In	Lawrence &				_				
14-16225	08/06/14	10/11/16	compliance	Allison		5135 4th Ave		1 AVE S		3/24/2015		\$2,800
				Turner Lawrence &								
14-16225	08/06/14	10/11/16	In Allison 5135 4th Ave S			2/24/2015		\$3,500				
	00/00/11	10/11/10	compliance	Turner		0.00				2/2 1/2010		ψο,σσσ
14-16225	08/06/14	10/11/16	In compliance	Lawrence & Allison	5135 4th Ave S 1/20/2015			\$900				
			oop.iiai.ioo	Turner								
						Т	otal A	moun	t of L	iens Cert	ified:	\$10,000
		A - 4	' \/'-l-	(' (T '	F'(O1''	" 1				
	T			tions at Tim	ne First	Lien was	Certif	ied				
14-16225	Parking-ı	residential	maintena	nce								
				. 5	1 050							
		Rep	oresentat	ive Present					4	1 ' 11	.	
				Representa	ative Pr	esent at	0	of	4	Lien Hea	rings	
	Louron	ce Turner										
Person to Attend	Lawrence	se rumer						-		nding hearing		
Hearing								- Ow		Authorizatior sent on File?	1 10	
Deteile												
Details	lotics of II	oning salah	00004	NAME OF THE \$1	odi N-1	ا مان ده ده ادا		44	مط			
11/25/14: Nov. N		-			eu. Not	Jeliverable	as a	uuress	eu.			
12/04/14: Postin	-	-			4 044 1	hoo=!	Dea!	ac:	ما جاء			
12/17/14: Dec. F		•	•			-		-	∠o da	ys.		
01/15/15: Dec. C						•			io	ortifical fa	. ቀሳሳሳ	00
01/20/15: Jan. S			-	•				-				
	02/24/15: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.											
	03/24/15: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00. 04/21/15: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.											
		istrate Hea	rıng: Own	er/kepreser	ntative di	a not attei	na nea	arıng. L	len c	ertified for	\$2,80	IU.UU.
10/11/16: Close	case											



Report	LR-6	Part		1		Repo		pared On: eting Date:	9/10/2		
Liens being	considere	ed below r	esulted 1	from: X	Violati	ions at the	e Prop	erty			
		Applic	ant Requ	iest: X	Releas	se Lien(s)	in its/	their entire	ety		
Property Address	4815 5tl	h Ave N						Date of CE	B Hearing	8/2	23/2017
Jules Cozine CEB Certified Mail Claimed No											
Current Owner(s)		Date Property Posted 8/11/2017									1/2017
Notices Mailed	Case #	17-8441				Case #					
To Following		1030 2nd S				Street					
Address(es)		St. Petersbu	•	State FL		City				State	
Active Viola											
				Name of the							
				in the Nam			vner				
1 Active Trac	King or Mo		ses in the	Name of th	e Currei	nt Owner					
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien		Address Date Lien Certified			-	Lien Amount	
17-8441	04/11/17	01/17/19	In compliance	Cozine, Jules	4815 5th Ave N 5/23/2018				\$15,400		
17-8441	04/11/17	01/17/19	In compliance	Cozine, Jules	s 4815 5th Ave N 12/20/2017 \$2					\$2,900	
								mount of L	iens Cer	tified:	\$18,300
		Act	ive Viola	tions at Tin	ne First	Lien was	Certif	ied			
17-8441	Accessor	ry Structur	e- Paint	and Repair	s						
	Fence/Wa	all/Hedge N	/laintena	nce							
	Paint-Ma	in Structur	е								
	Window	Glass V	Valls-Ext	erior							
	Junk/Ruk	bish/Outd	oor Stora	age							
	Permits										
		Rer	resentat	ive Present	at CFR	Hearing	Yes				
		,,	. ooontat	Represent			2	of 4	Lien Hea	rinas	
Person to Attend Hearing	Jules Co	ozine		•			If person attending hearing is not Owner, is Authorization to				
								Kehre	sent on File?		
Details 08/11/17: Posting	a- Notice e	f hooring of	violation	addraga							
	-	-			od: Not	dolivorable	200.00	ddroccod			
08/17/17: Nov. N 08/23/17: Aug. P											
09/07/17: Aug. C		•	•			•	_	o days.			
Telephone Conve				•	-			necial Magi	strate He	aring	
12/20/17: Dec. S			-	-		•				-	00.00.
01/24/18: Jan. S		-	-	•				-		. <i>Ψ</i> 2,00	, 5.55.
03/28/18: Mar. S			-	•			-	-	-		
			-	•			-	-	-	r \$15,4	00.00.
	05/23/18: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$15,400.00. 06/05/18: Case Removed from CEB/SM.										
07/24/18: Munici											
01/17/19: Close											