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

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<b>LR 1:</b>	3234 16th Ave S	<b>Owner(s):</b>	Joseph P. Johnson
		<b>Representative:</b>	Michael Anderson
<b>LR 2:</b>	7210 12th St N	<b>Owner(s):</b>	Agri Family 2015 Irrev Trust
		<b>Representative:</b>	Jonathan Agri
<b>LR 3:</b>	5237 61st Ave S	<b>Owner(s):</b>	Sail 6 LLC
		<b>Representative:</b>	Mark Hrubar
<b>LR 4:</b>	3400 75th St N	<b>Owner(s):</b>	Kevin Ohmer (at time of lien)
<b>LR 5:</b>	5135 4th Ave S	<b>Owner(s):</b>	Lawrence & Allison Turner
<b>LR 6:</b>	4815 5th Ave N	<b>Owner(s):</b>	Jules Cozine



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# 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:  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
<b>Total Amount of Liens Certified:</b>							<b>\$12,100</b>

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

<b>Representative Present at CEB Hearing</b>	Yes
<b>Representative Present at</b>	1 of 2 <b>Lien Hearings</b>

Person to Attend Hearing	Michael Anderson	If person attending hearing is not Owner, is Authorization to Represent on File?	
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<b>Details</b>
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:  Release Lien(s) in its/their entirety

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

Notices Mailed To Following Address(es)	Case #	20-12999	Case #	20-12999
	Street	9954 Innisfree Dr	Street	7210 12th St N
	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
<b>Total Amount of Liens Certified:</b>							<b>\$1,000</b>
<b>Active Violations at Time First Lien was Certified</b>							
20-12999	Permits-Building a structure at rear of property without an active permit on file.						
<b>Representative Present at CEB Hearing</b>						No	
<b>Representative Present at</b>						0	of 1 <b>Lien Hearings</b>

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 LR-3 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:  Release Lien(s) in its/their entirety

Property Address	5237 61st Ave S	Date of CEB Hearing	2/24/2021
Current Owner(s)	Sail 6 LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	1/13/2021

Notices Mailed To Following Address(es)	Case #	20-4971		Case #		
	Street	511 45th Ave N		Street		
	City	St. Petersburg	State	FL	City	

0	Active Violation Cases Currently at Subject Property
18	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
20-4971	02/26/20	04/20/21	In compliance	Sail 6 LLC	5237 61st Ave S	3/24/2021	\$3,100
<b>Total Amount of Liens Certified:</b>							<b>\$3,100</b>

Active Violations at Time First Lien was Certified	
20-4971	Grade Yard- Large pile of dirt with grass growing over it.
	Junk/Rubbish/Outdoor Storage
	Permits- Pool demo permit expired

<b>Representative Present at CEB Hearing</b>	Yes
<b>Representative Present at</b>	0 of 1 <b>Lien Hearings</b>

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

**Details**  
 12/24/20: Jan. Notice of Hearing addressed to Sail 6 LLC signed by: No signature  
 01/13/21: Posting- Notice of hearing at violation address.  
 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 Prepared On:** 6/9/2021  
**Meeting Date:** 6/23/2021

**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.*

<b>Property Address</b>	3400 75th St N
<b>Owner(s)</b>	Kevin Ohmer (at time of lien)

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
07-00014377	Ohmer, Kevin M	3400 75th St N	10/27/2009	\$11,200
<b>Total Amount of Liens Certified:</b>				<b>\$11,200</b>

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

**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.

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Report LR-5 Part 1 of 1

Report Prepared On: 9/9/2021  
Meeting Date: 9/23/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	5135 4th Ave S				Date of CEB Hearing	12/17/2014	
Current Owner(s)	Lawrence & Allison Turner				CEB Certified Mail Claimed	No	
					Date Property Posted	12/4/2014	
Notices Mailed To Following Address(es)	Case #	14-16225		Case #			
	Street	6514 Eagle Ridge Way		Street			
	City	Lakeland	State	FL	City		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
14-16225	08/06/14	10/11/16	In compliance	Lawrence & Allison Turner	5135 4th Ave S	4/21/2015	\$2,800
14-16225	08/06/14	10/11/16	In compliance	Lawrence & Allison Turner	5135 4th Ave S	3/24/2015	\$2,800
14-16225	08/06/14	10/11/16	In compliance	Lawrence & Allison Turner	5135 4th Ave S	2/24/2015	\$3,500
14-16225	08/06/14	10/11/16	In compliance	Lawrence & Allison Turner	5135 4th Ave S	1/20/2015	\$900
<b>Total Amount of Liens Certified:</b>							<b>\$10,000</b>

Active Violations at Time First Lien was Certified	
14-16225	Parking-residential maintenance

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 4 <b>Lien Hearings</b>

Person to Attend Hearing	Lawrence Turner	If person attending hearing is not Owner, is Authorization to Represent on File?	
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**Details**  
 11/25/14: Nov. Notice of Hearing addressed to owner returned: Not deliverable as addressed.  
 12/04/14: Posting- Notice of hearing at violation address.  
 12/17/14: Dec. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 01/15/15: Dec. Order of the Board addressed to owner returned: Attempted-not known.  
 01/20/15: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$900.00.  
 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.  
 10/11/16: Close Case





Report LR-6 Part 1 of 1

Report Prepared On: 9/10/2021

Meeting Date: 9/23/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	4815 5th Ave N				Date of CEB Hearing	8/23/2017
Current Owner(s)	Jules Cozine				CEB Certified Mail Claimed	No
					Date Property Posted	8/11/2017
Notices Mailed To Following Address(es)	Case #	17-8441		Case #		
	Street	1030 2nd St N		Street		
	City	St. Petersburg	State	FL	City	State

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
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
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	4815 5th Ave N	12/20/2017	\$2,900
<b>Total Amount of Liens Certified:</b>							<b>\$18,300</b>

Active Violations at Time First Lien was Certified	
17-8441	Accessory Structure- Paint and Repairs
	Fence/Wall/Hedge Maintenance
	Paint-Main Structure
	Window Glass Walls-Exterior
	Junk/Rubbish/Outdoor Storage
	Permits

<b>Representative Present at CEB Hearing</b>		Yes
<b>Representative Present at</b>		2 of 4 <b>Lien Hearings</b>
Person to Attend Hearing	Jules Cozine	If person attending hearing is not Owner, is Authorization to Represent on File?

**Details**

08/11/17: Posting- Notice of hearing at violation address.

08/17/17: Nov. Notice of Hearing addressed to owner returned: Not deliverable as addressed.

08/23/17: Aug. Public Hearing: Owner/representative attended hearing. Board gave 90 days.

09/07/17: Aug. Order of the Board addressed to owner signed by: Jules Cozine

Telephone Conversation: Spoke to owner regarding her concerns for inspection vs Special Magistrate Hearing.

12/20/17: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,900.00.

01/24/18: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days.

03/28/18: Mar. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days.

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: Municipal Ordinance Violation issued.

01/17/19: Close Case

