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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:04/27/2022

LR 1: 5646 13th Ave N

Owner(s): Shane Workman
Representative:

LR 2: 4083 36th Ave N

Owner(s): J B Real Invest LLC
Representative: Michael J. Owen

LR 3: 1020 Central Ave

Owner(s): Aarmel Investments Inc
Representative: Sabrina Downing

LR 4: 3916 12th Ave S

Owner(s): New Sky Investmetns P1 LLC



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 3/30/2022

Meeting Date: 4/27/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	5646 13th Ave N			Date of CEB Hearing	1/27/2021
Current Owner(s)	Shane Workman			CEB Certified Mail Claimed	Yes
				Date Property Posted	1/11/2021
Notices Mailed To Following Address(es)	Case #	20-6049	Case #		
	Street	5646 13th 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 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
20-6049	03/09/20	03/08/22	In compliance	Shane Workman	5646 13th Ave N	6/23/2021	\$1,400
20-6049	03/09/20	03/08/22	In compliance	Shane Workman	5646 13th Ave N	5/26/2021	\$1,400
20-6049	03/09/20	03/08/22	In compliance	Shane Workman	5646 13th Ave N	4/28/2021	\$1,750
20-6049	03/09/20	03/08/22	In compliance	Shane Workman	5646 13th Ave N	3/24/2021	\$1,550
Total Amount of Liens Certified:							\$6,100

Active Violations at Time First Lien was Certified	
20-6049	Permits- Permits required for new siding, windows, oversized shed, and enclosing the porch.

Representative Present at CEB Hearing	No
Representative Present at	4 of 8 Lien Hearings

Person to Attend Hearing	Shane Workman	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details
 12/18/20: Dec. Notice of Hearing addressed to owner signed by: Not signed
 01/11/21: Posting- Notice of hearing at violation address.
 01/11/21: Telephone Conversation: Spoke to Shane, who stated he is filling out the permit this week. I informed once permit is valid I will defer case.
 01/27/21: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 02/10/21: Order of the Board addressed to owner signed by: Not signed
 03/24/21: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,550.00
 04/27/21: Telephone Conversation: Returned Mr. Workman's call and discussed Special Magistrate hearing tomorrow.
 04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,750.00
 05/26/21: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,400.00
 06/23/21: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,400.00
 07/28/21: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days
 09/22/21: Sep. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days
 12/15/21: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 25 days
 01/26/22: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days
 03/08/22: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 4/11/2022

Meeting Date: 4/27/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	4083 36th Ave N	Date of CEB Hearing	2/26/2020
Current Owner(s)	J B Real Invest LLC	CEB Certified Mail Claimed	No
		Date Property Posted	2/7/2020

Notices Mailed To Following Address(es)	Case #	19-31225	Case #	19-31225
	Street	8370 W Hillsborough Ave 202	Street	3937 Versailles Dr.
	City	Tampa	City	Tampa
	State	FL	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
19-31225	11/25/19	10/07/21	In compliance	JB Real Invest LLC	4083 36th Ave N	1/27/2021	\$25,600
Total Amount of Liens Certified:							\$25,600

Active Violations at Time First Lien was Certified	
19-31225	Permits
Representative Present at CEB Hearing Yes	
Representative Present at 1 of 2 Lien Hearings	

Person to Attend Hearing	Michael J. Owen	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details
 02/04/20: Feb. Notice of Hearing addressed to owner returned: Unclaimed
 02/07/20: Posting- Notice of hearing at violation address.
 02/26/20: Feb. Public Hearing: Owner/representative attended hearing. Board gave 45 days.
 03/30/20: Order of the Board addressed to owner returned: Attempted not known
 11/18/20: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. Staff deferral- 25 days
 01/27/21: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$25,600.00
 02/16/21: Telephone Conversation: Mike Vold spoke with attorney Michael Owens and let him know that we have cited the property for permits required for new roof and enclosing two openings with block wall where wall unit a/c were. He stated he will get on top of it and I explained we will remove the case due to having over \$25,000 in liens.
 02/23/21: Case removed from CEB/SM.
 05/11/21: Municipal Ordinance Violation completed.
 10/07/21: Case Closed



Report LR-3 Part 1 of 1

Report Prepared On: 4/12/2022

Meeting Date: 4/27/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	1020 Central Ave	Date of CEB Hearing	7/26/2017
Current Owner(s)	Aarmel Investments Inc	CEB Certified Mail Claimed	No
		Date Property Posted	7/11/2017

Notices Mailed To Following Address(es)	Case #	17-5848		Case #		
	Street	8541 West Gulf Blvd		Street		
	City	St Pete Beach	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
17-5848	03/10/17	07/18/18	In compliance	Aarmel Investments	1020 Central Ave	3/28/2018	\$2,800
17-5848	03/10/17	07/18/18	In compliance	Aarmel Investments	1020 Central Ave	2/28/2018	\$3,500
17-5848	03/10/17	07/18/18	In compliance	Aarmel Investments	1020 Central Ave	1/24/2018	\$3,500
17-5848	03/10/17	07/18/18	In compliance	Aarmel Investments	1020 Central Ave	12/20/2017	\$3,500
17-5848	03/10/17	07/18/18	In compliance	Aarmel Investments	1020 Central Ave	11/15/2017	\$2,100
17-5848	03/10/17	07/18/18	In compliance	Aarmel Investments	1020 Central Ave	10/25/2017	\$2,800
17-5848	03/10/17	07/18/18	In compliance	Aarmel Investments	1020 Central Ave	9/27/2017	\$3,800
Total Amount of Liens Certified:							\$22,000

Active Violations at Time First Lien was Certified	
17-5848	Permits
Representative Present at CEB Hearing	
No	
Representative Present at	
0	of 7 Lien Hearings

Person to Attend Hearing	Sabrina Downing	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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06/19/17: Jul. Notice of Hearing addressed to owner returned: Not deliverable as addressed.
07/11/17: Posting- Notice of hearing at violation address.
07/20/17: Telephone Conversation: With Brad, got new drawings will get to building dept. this week and schedule inspections. I explained CEB and recommendation.
07/26/17: Jul. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
08/10/17: Order of the Board addressed to owner returned: Not deliverable as addressed.
09/27/17: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00
10/25/17: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
11/15/17: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,100.00
12/20/17: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
01/24/18: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
02/28/18: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
03/28/18: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
04/09/18: Case removed from CEB/SM.
06/11/18: Telephone Conversation: With property mgr Brad H.-he stated during permit and build process all was complete, then fire required changes to two doors at stairwell.
07/18/18: Case Closed



Report LR-4 Part 1 of 1

Report Prepared On: 4/12/2022

Meeting Date: 4/27/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	3916 12th Ave S		Date of CEB Hearing	See in details
Current Owner(s)	New Sky Investments P1 LLC		CEB Certified Mail Claimed	Yes
			Date Property Posted	See in details
Notices Mailed To Following Address(es)	Case #	18-6120	Case #	18-6120, 20-24873, 20-25302, 20-25298
	Street	4707 W Gandy Blvd Ste 13	Street	400 North Tampa Street
	City	Tampa	State	FL
	Case #	20-24873, 20-25298, 20-25302		
	Street	11932 Race Track Rd		
	City	Tampa		

0	Active Violation Cases Currently at Subject Property
8	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
18-6120	03/09/18	09/26/18	In compliance	New Sky Investments	3916 12th Ave S	7/25/2018	\$2,800
18-6120	03/09/18	09/26/18	In compliance	New Sky Investments	3916 12th Ave S	6/27/2018	\$500
20-24873	10/12/20	07/22/21	In compliance	New Sky Investments	3916 12th Ave S	4/28/2021	\$3,500
20-24873	10/12/20	07/22/21	In compliance	New Sky Investments	3916 12th Ave S	3/24/2021	\$3,100
20-25298	10/15/20	07/22/21	In compliance	New Sky Investments	3916 12th Ave S	4/28/2021	\$1,000
20-25302	10/15/20	08/12/21	In compliance	New Sky Investments	3916 12th Ave S	7/28/2021	\$9,100
20-25302	10/15/20	08/12/21	In compliance	New Sky Investments	3916 12th Ave S	4/28/2021	\$1,000
Total Amount of Liens Certified:							\$21,000

Active Violations at Time First Lien was Certified	
18-6120	Parking-residential maintenance
20-24873	Floors- interior, Walls-interior, Ceiling-interior, Maintenance- tile in bathtub, vanity not stable
20-25298	Roof disrepair, Door-exterior, Walls-exterior, Stairs- exterior
20-25302	Fascia/Soffit disrepair, Paint-main structure, Walls-exterior
Representative Present at CEB Hearing Yes for case 18-6120	

Person to Attend Hearing	Shalom Halfon	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A

Details- 18-6120

04/23/18: Apr. Notice of Hearing addressed to owner signed by: Not legible
05/08/18: Posting- Notice of hearing at violation address.
05/23/18: May Public Hearing: Owner/representative attended hearing. Board gave 30 days.
06/07/18: Order of the Board addressed to owner returned: Vacant
06/27/18: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$500.00
07/25/18: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
08/22/18: Aug. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days
09/26/18: Case Closed

Details- 20-24873

01/07/21: Posting- Notice of hearing at violation address.
01/27/21: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
03/01/21: Order of the Board addressed to owner returned: Unclaimed
03/24/21: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00
04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
05/17/21: Telephone Conversation: Returned call and left message for Audrey that repairs have not been completed.
05/26/21: May Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days
07/22/21: Case Closed

Details- 20-25298

03/08/21: Posting- Notice of hearing at violation address.
03/24/21: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
04/06/21: Order of the Board addressed to owner signed by: Covid
04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00
05/17/21: Telephone Conversation: Returned call and left message for Audrey that repairs have not been completed.
05/26/21: May Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days
07/22/21: Case Closed

Details- 20-25302

03/08/21: Posting- Notice of hearing at violation address.
03/24/21: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
04/06/21: Order of the Board addressed to owner signed by: Covid
04/28/21: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00
05/17/21: Telephone Conversation: Returned call and left message for Audrey that repairs have not been completed.
05/26/21: May Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days
07/28/21: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$9,100.00
08/12/21: Case Closed

