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**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:02/23/2022**

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**LR 1:** 1045 18th St S

**Owner(s):** Duane Edward Jones  
**Representative:** Renee Styles

**LR 2:** 2635 Central Ave

**Owner(s):** Lili Margaret Ory Trust  
**Representative:** Lili Margaret Ory Trustee

**LR 3:** 2345 Highland St S

**Owner(s):** Family First Properties Florida  
**Representative:** Trevor Mallory



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# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 2/7/2022

Meeting Date: 2/23/2022

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1045 18th St S			Date of CEB Hearing	9/27/2017
Current Owner(s)	Duane Edward Jones			CEB Certified Mail Claimed	Yes
				Date Property Posted	9/5/2017
Notices Mailed To Following Address(es)	Case #	17-12415	Case #		
	Street	2390 Jack Creek Rd SW		Street	
	City	Marietta	State	GA	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
17-12415	05/26/17	02/22/18	In compliance	Gimarcus Dominic Jones & Jones, Duane Edward	1045 18th St S	11/15/2017	\$2,400
<b>Total Amount of Liens Certified:</b>							<b>\$2,400</b>
<b>Active Violations at Time First Lien was Certified</b>							
17-12415	<b>Fascia/Soffit Disrepair</b>						
	<b>Paint-main structure</b>						
	<b>Window Screens</b>						
	<b>Walls exterior</b>						
	<b>Maintenance-structure/parts</b>						

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

Person to Attend Hearing	Renee Styles	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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<b>Details</b>
08/24/17: Sep. Notice of Hearing addressed to owner signed by: Not legible.
09/05/17: Posting- Notice of hearing at violation address.
09/27/17: Sep. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
10/18/17: Sep. Order of the Board addressed to owner signed by: Not legible.
11/15/17: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,400.00.
12/20/17: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.
02/22/18: Case Closed





Report LR-2 Part 1 of 1

Report Prepared On: 2/9/2022

Meeting Date: 2/23/2022

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2635 Central Ave	Date of CEB Hearing	5/26/2021
Current Owner(s)	Lili Margaret Ory Trust	CEB Certified Mail Claimed	Yes
		Date Property Posted	5/13/2021

Notices Mailed To Following Address(es)	Case #	20-10773		Case #	
	Street	2635 Central Ave		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
20-10773	05/20/20	01/25/22	In compliance	Lili Margaret Ory Trust	2635 Central Ave	10/27/2021	\$10,900
<b>Total Amount of Liens Certified:</b>							<b>\$10,900</b>

Active Violations at Time First Lien was Certified	
20-10773	Permits-Building permit required for removal of staircase.

<b>Representative Present at CEB Hearing</b>	Yes
<b>Representative Present at</b>	3 of 4 <b>Lien Hearings</b>

Person to Attend Hearing	Lili Margaret Ory	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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**Details**  
 04/15/21: May Notice of Hearing addressed to owner signed by: Covid  
 05/13/21: Posting- Notice of hearing at violation address.  
 05/26/21: May Public Hearing: Owner/representative attended hearing. Board gave 45 days.  
 06/02/21: Telephone Conversation: Phone call from contractor for Twisted Indian will be retained to return fire escape and obtain permits for work to be completed.  
 06/08/21: May Order of the Board addressed to owner signed by: Covid  
 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 30 days.  
 10/27/21: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$10,900.00.  
 11/17/21: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.  
 01/25/22: Case Closed





Report LR-3 Part 1 of 1

Report Prepared On: 2/10/2022

Meeting Date: 2/23/2022

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2345 Highland St S	Date of CEB Hearing	11/17/2021
Current Owner(s)	Family First Properties Florida LLC	CEB Certified Mail Claimed	No
		Date Property Posted	11/3/2021

Notices Mailed To Following Address(es)	Case #	21-8024	Case #	21-8024
	Street	3018 Mona Lisa Blvd	Street	4763 Central Ave
	City	Naples	City	St. Petersburg
	State	FL	State	FL

0	Active Violation Cases Currently at Subject Property
65	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
21-8024	04/12/21	02/10/22	In compliance	Family First Properties Florida LLC	2345 Highland St S	1/26/2022	\$4,500
<b>Total Amount of Liens Certified:</b>							<b>\$4,500</b>

Active Violations at Time First Lien was Certified	
21-8024	Trees/Branches Hazardous

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 1 <b>Lien Hearings</b>

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

Details
11/03/21: Posting- Notice of hearing at violation address.
11/15/21: Nov. Notice of Hearing addressed to owner returned: Unclaimed.
11/17/21: Nov. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
11/29/21: Nov. Order of the Board addressed to owner signed by: Donna Egnés
11/29/21: Nov. Order of the Board addressed to legal premises agent returned: Forward time expired
01/26/22: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,500.00.
02/10/22: Case Closed

