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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 05/25/2022

LR 1:	1429 10th Ave S	Owner(s):	Bruce A Green
LR 2:	4083 36th Ave N	Owner(s):	J B Real Invest LLC
		Representative:	Michael J. Owen
LR 3:	1417 James Ave S	Owner(s):	James A Davis & Sharon Butler
		Representative:	Sharon Butler
LR 4:	3928 Grove St S	Owner(s):	Lee B. Daniels
		Representative:	Jennie Tunell
LR 5:	635 5th Ave N	Owner(s):	Lee Daniels
		Representative:	Jennie Tunell
LR 6:	116 21st Ave SE	Owner(s):	Cindy Belknap (Wesner)



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 5/4/2022

Meeting Date: 5/25/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	1429 10th Ave S	Date of CEB Hearing	1/26/2022
Current Owner(s)	Bruce A. Green	CEB Certified Mail Claimed	No
		Date Property Posted	1/11/2022

Notices Mailed To Following Address(es)	Case #	21-23294		Case #		
	Street	1429 10th Ave S		Street		
	City	St. Petersburg	State	FL	City	

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
21-23294	09/28/21	04/19/22	In compliance	Bruce A Green	1429 10th Ave S	3/23/2022	\$4,650
Total Amount of Liens Certified:							\$4,650

Active Violations at Time First Lien was Certified	
21-23294	Roof disrepair
	Fascia/soffit disrepair
	Paint securing boards
	Electric disrepair

Representative Present at CEB Hearing	No
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Bruce A. Green	If person attending hearing is not Owner, is Authorization to Represent on File?

Details
 12/15/21: Jan. Notice of Hearing addressed to owner returned: No such number
 01/11/22: Posting- Notice of hearing at violation address.
 01/26/22: Jan Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 02/14/22: Order of the Board addressed to owner returned: Vacant
 03/23/22: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,650.00
 04/12/22: Telephone Conversation- Spoke with owner regarding remaining violations at property.
 04/19/22: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 5/4/2022

Meeting Date: 5/25/2022

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: 5/6/2022

Meeting Date: 5/25/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	1417 James Ave S	Date of CEB Hearing	08/24/05 & 02/25/09 & 07/27/16
Current Owner(s)	James A Davis & Sharon Butler	CEB Certified Mail Claimed	See in details
		Date Property Posted	See in details

Notices Mailed To Following Address(es)	Case #	05-3765, 08-20047,16-6619		Case #	
	Street	1417 James Ave S		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
05-3765	03/02/05	12/05/05	In compliance	James Davis & Sharon Butler	1417 James Ave S	9/27/2005	\$450
08-20047	11/12/08	06/22/09	In compliance	James Davis & Sharon Butler	1417 James Ave S	5/26/2009	\$1,750
08-20047	11/12/08	06/22/09	In compliance	James Davis & Sharon Butler	1417 James Ave S	4/21/2009	\$1,250
16-6619	04/13/16	02/17/17	In compliance	James Davis & Sharon Butler	1417 James Ave S	9/28/2016	\$3,800
Total Amount of Liens Certified:							\$7,250

Active Violations at Time First Lien was Certified	
05-3765	Paint-main structure
	Fence disrepair
08-20047	Fence/Wall/Hedge maintenance
16-6619	Paint-main structure
	Fascia/Soffit disrepair
	Walls/Door exterior

Representative Present at CEB Hearing	No
Representative Present at	1 of 5 Lien Hearings

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

Details- 05-3765

08/03/05: Posting- Notice of hearing at violation address.
08/16/05: Aug. Notice of Hearing addressed to owner returned: Unclaimed
08/24/05: Aug Public Hearing: Owner/representative attended hearing. Board gave 25 days.
09/26/05: Order of the Board addressed to owner returned: Unclaimed
09/27/05: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$450.00
10/31/05: Case Closed

Details- 08-20047

02/09/09: Posting- Notice of hearing at violation address.
02/09/09: Feb. Notice of Hearing addressed to owner signed by: Sharon Butler
02/25/09: Feb. Public Hearing: Owner/representative did not attend hearing. Board gave 30 days.
03/06/09: Order of the Board addressed to owner signed by: James A Davis
04/21/09: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,250.00
05/26/09: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,750.00
06/22/09: Case Closed

Details- 16-6619

06/13/16: Jul. Notice of Hearing addressed to owner returned: Vacant
07/11/16: Posting- Notice of hearing at violation address.
07/27/16: Jul. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
08/09/16: Order of the Board addressed to owner returned: Vacant
09/28/16: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00
10/26/16: Oct. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days
02/17/17: Case Closed



Report LR-4 Part 1 of 1

Report Prepared On: 5/9/2022

Meeting Date: 5/25/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	3928 Grove St S			Date of CEB Hearing	12/16/2020		
Current Owner(s)	Lee B. Daniels			CEB Certified Mail Claimed	No		
				Date Property Posted	N/A		
Notices Mailed To Following Address(es)	Case #	20-11		Case #			
	Street	3928 Grove St S		Street			
	City	St. Petersburg	State	FL	City		
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
20-11	01/02/20	07/19/21	In compliance	Lee Brandon Daniels	3928 Grove St S	3/24/2021	\$2,800
20-11	01/02/20	07/19/21	In compliance	Lee Brandon Daniels	3928 Grove St S	2/24/2021	\$2,800
20-11	01/02/20	07/19/21	In compliance	Lee Brandon Daniels	3928 Grove St S	1/27/2021	\$1,700
Total Amount of Liens Certified:							\$7,300

Active Violations at Time First Lien was Certified	
20-11	Roof disrepair, Paint-main structure, Overgrowth, Fence/Wall, Hedge maintenance
	Window broken, Window screens

Representative Present at CEB Hearing			No
Representative Present at			1 of 4 Lien Hearings
Person to Attend Hearing	Jennie Tunell	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details
 11/16/20: Dec. Notice of Hearing addressed to owner returned: Not deliverable as addressed
 12/16/20: Dec. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 12/31/20: Order of the Board addressed to owner returned: Unclaimed
 01/27/21: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,700.00
 02/24/21: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
 03/24/21: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00
 04/12/21: Telephone Conversation: Received call from Jenny, spoke with her about liens and that they plan to fix it up.
 04/28/21: Apr. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days
 07/19/21: Case Closed



Report LR-5 Part 1 of 1

Report Prepared On: 5/9/2022

Meeting Date: 5/25/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	635 5th Ave N	Date of CEB Hearing	8/28/2019
Current Owner(s)	Lee Daniels	CEB Certified Mail Claimed	No
		Date Property Posted	8/14/2019

Notices Mailed To Following Address(es)	Case #	19-10501		Case #		
	Street	1034 6th St N		Street		
	City	St. Petersburg	State	FL	City	

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
19-10501	04/25/19	06/22/21	In compliance	Lee Daniels	635 5th Ave N	5/26/2021	\$47,200
19-10501	04/25/19	06/22/21	In compliance	Lee Daniels	635 5th Ave N	4/28/2021	\$1,000
19-10501	04/25/19	06/22/21	In compliance	Lee Daniels	635 5th Ave N	3/24/2021	\$2,000
19-10501	04/25/19	06/22/21	In compliance	Lee Daniels	635 5th Ave N	2/24/2021	\$1,000
19-10501	04/25/19	06/22/21	In compliance	Lee Daniels	635 5th Ave N	11/18/2020	\$10,000
Total Amount of Liens Certified:							\$61,200

Active Violations at Time First Lien was Certified	
19-10501	Permits- expired without final inspection
	Abandoned Units

Representative Present at CEB Hearing	No
Representative Present at	5 of 6 Lien Hearings

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

Details

06/19/19: Telephone Conversation: Spoke with tenant she has contacted zoning and is waiting on a call back regarding approval for business activity from this location.

06/25/19: Telephone Conversation: Returned call to Brandon asking what he needs to do.

08/14/19: Posting- Notice of hearing at violation address.

08/20/19: Aug. Notice of Hearing addressed to owner returned: Unclaimed

08/28/19 Aug. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

09/09/19: Telephone Conversation: Left a message for Brandon letting him know that he needed to speak with Zoning and Building department to correct violations.

10/23/19: Oct. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days

01/22/20: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days

11/18/20: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$10,000.00

12/16/20: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days

11/18/20: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$10,000.00

02/24/21: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$1,000.00

03/24/21: Mar. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$2,000.00

04/28/21: Pre-SM conference- Met with Jennie, explained multiple times the process she needs to go through and it must begin with zoning/business tax to approve the complex to be able to rent 3 units. I stated I cannot do a inspection until the unit has been reinstated. I gave her a email for zoning.

04/28/21: Apr. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$1,000.00

05/26/21: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$47,200.00

06/22/21: Case Closed



Report LR-6 Part 1 of 1

Report Prepared On: 5/10/2022

Meeting Date: 5/25/2022

Liens being considered below resulted from: Violations at the Property

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

Property Address	116 21st Ave SE	Date of CEB Hearing	10/27/2021
Current Owner(s)	Cindy Belknap (Wesner)	CEB Certified Mail Claimed	No
		Date Property Posted	10/13/2021

Notices Mailed To Following Address(es)	Case #	21-16664		Case #		
	Street	218 Lamplight Ln		Street		
	City	Lewisburg	State	PA	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
21-16664	07/14/21	05/10/21	In compliance	Cindy Wesner	116 21st Ave SE	1/26/2022	\$4,200
21-16664	07/14/21	05/10/21	In compliance	Cindy Wesner	116 21st Ave SE	12/15/2021	\$2,400
Total Amount of Liens Certified:							\$6,600

Active Violations at Time First Lien was Certified	
21-16664	Paint-main structure
	Accessory Structure- Paint
	Accessory Structure- Repairs
	Maintenance- Structure/Parts
Representative Present at CEB Hearing No	
Representative Present at 1 of 3 Lien Hearings	

Person to Attend Hearing	Cindy Belknap (Wesner)	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details
09/27/21: Sep. Notice of Hearing addressed to owner returned: Attempted-not known
10/13/21: Posting- Notice of hearing at violation address.
10/27/21: Oct. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
12/06/21: Order of the Board addressed to owner returned: Unclaimed
12/15/21: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,400.00
01/26/22: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,200.00
02/23/22: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days
05/10/22: Case Closed

