



St. Petersburg  
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**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date: 07/26/2017**

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<b>LR 1:</b>	1679 29th Ave N.	<b>Owner(s):</b>	Citi Mortgage Inc
		<b>Representative:</b>	Vanessa D. Sloat Rogers
<b>LR 2:</b>	6694 5th Ave N.	<b>Owner(s):</b>	6694 5th Ave N LLC
		<b>Representative:</b>	Raphael Drehsen
<b>LR 3:</b>	3419 32nd Ave N.	<b>Owner(s):</b>	3419 32nd Ave N.
		<b>Representative:</b>	Thomas Elmore
<b>LR 4:</b>	4421 18th St N.	<b>Owner(s):</b>	4421 18th St N.
		<b>Representative:</b>	Michelle B. Bonder Esq.



# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 6/13/2017

Meeting Date: 7/26/2017

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1679 29th Ave N.	Date of CEB Hearing	5/25/2016
Current Owner(s)	Citi Mortgage Inc.	CEB Certified Mail Claimed	Yes
		Date Property Posted	5/12/2016

Notices Mailed To Following Address(es)	Case #	16-3754	Case #	
	Street	1000 Technology Dr. MS 314	Street	
	City	O Fallen	State	MO

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
16-3754	03/03/16	01/24/17	In compliance	CitiMortgage Inc.	1679 29th Ave N.	12/14/2016	\$5,000
<b>Total Amount of Liens Certified:</b>							<b>\$5,000</b>

Active Violations at Time First Lien was Certified	
16-3754	Permits- After the fact permit is required for construction completed at property.

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

Person to Attend Hearing	Vanessa D. Sloat Rogers, Esq.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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<b>Details:</b>	
04/21/16:	May Notice of Hearing addressed to Citi Mortgage Inc. signed by: Signature not legible
05/12/16:	Posting- Posted notice at property
05/25/16:	May Public Hearing: Owner/representative attended hearing. Board gave 90 days.
09/28/16:	Sep Special Magistrate Hearing: Owner/representative attended hearing. Magistrate gave 60 days.
12/14/16:	Dec Special Magistrate Hearing: Owner/representative attended hearing. Lien certified for \$5000.00
01/24/17:	In compliance. Close case.





Report LR-2 Part 1 of 1

Report Prepared On: 7/12/2017

Meeting Date: 7/26/2017

Liens being considered below resulted from:  Violations at the Property

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

Property Address	6694 5th Ave North			Date of CEB Hearing	1/21/2015
Current Owner(s)	6694 5th Ave North LLC			CEB Certified Mail Claimed	No
				Date Property Posted	1/9/2015
Notices Mailed To Following Address(es)	Case #	14-21308		Case #	
	Street	7882 Causeway Blvd 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
14-21308	10/07/14	07/10/17	In compliance	6694 5th Ave N LLC	6694 5th Ave N.	6/23/2015	\$3,500
14-21308	10/07/14	07/10/17	In compliance	6694 5th Ave N LLC	6694 5th Ave N.	5/19/2015	\$2,800
14-21308	10/07/14	07/10/17	In compliance	6694 5th Ave N LLC	6694 5th Ave N.	4/21/2015	\$2,800
14-21308	10/07/14	07/10/17	In compliance	6694 5th Ave N LLC	6694 5th Ave N.	3/24/2015	\$2,800
14-21308	10/07/14	07/10/17	In compliance	6694 5th Ave N LLC	6694 5th Ave N.	2/24/2015	\$900
<b>Total Amount of Liens Certified:</b>							<b>\$12,800</b>

Active Violations at Time First Lien was Certified	
14-21306	<b>Ceiling- Interior</b>
	Ceiling above front door has holes and water damage. Ceiling around has signs of water damage.
	<b>Electric Disrepair/unsafe</b>
	Water in light above front door.
	<b>Window-</b> Exposed window framing on window by front door.
	<b>Smoke Detector Required-</b> No working Smoke detector.

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

Person to Attend Hearing	Raphael Drehsen	If person attending hearing is not Owner, is Authorization to Represent on File?
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**Details:** There was no contact with the owner until the violations were being corrected. All mail was returned not delivered as addressed.





Report LR-3 Part 1 of 1

Report Prepared On: 7/12/2017  
Meeting Date: 7/26/2017

Liens being considered below resulted from:  Violations at the Property

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

Property Address	3419 32nd Ave. N.	Date of CEB Hearing	4/27/2016
Current Owner(s)	Victor Lance Prop Inc.	CEB Certified Mail Claimed	3/12/2016
		Date Property Posted	4/7/2016

Notices Mailed To Following Address(es)	Case #	15-29340	Case #	
	Street	3419 32nd Ave. N	Street	
	City	St. Petersburg	State	FL

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
15-29340	12/14/15	08/31/16	In Compliance	Lance, Victor Prop Inc.	3419 32nd Ave. N.	7/27/2016	\$6,600
15-29340	12/14/15	08/31/16	In Compliance	Lance, Victor Prop Inc.	3419 32nd Ave. N.	8/24/2016	\$2,800
<b>Total Amount of Liens Certified:</b>							<b>\$9,400</b>

Active Violations at Time First Lien was Certified	
15-29340	Utility trailer with flat tire in the parking lot.
	Scrap wood and other misc. items.
	Outdoor storage.
	Sale of items in the parking lot.

Representative Present at CEB Hearing	Yes
Representative Present at	2 of 3 Lien Hearings

Person to Attend Hearing	Thomas L. Elmore	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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<b>Details:</b>	
03/12/16:	April Notice of Hearing addressed to Lance, Victor Prop Inc. Signed by: Susan Gunia
04/27/16:	April Public Hearing: Owner/representative present. Board gave 25 days.
06/16/16:	Meeting with owner at the property. Items were in the parking lot and various other places. Explained to owner that the items could not be there.
06/22/16:	June Special Magistrate Hearing: Owner/representative present. Lien extended by 25 days.
07/27/16:	July Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$6,600.
08/24/16:	Aug Special Magistrate Hearing: Owner/representative present. Lien certified for \$2,800.
08/31/16:	In compliance. Close case.







Report LR-4 Part 1 of 1

Report Prepared On: 7/13/2017

Meeting Date: 7/26/2017

Liens being considered below resulted from:  Violations at the Property

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

Property Address	4421 18th St N.	Date of CEB Hearing	8/24/2016
Current Owner(s)	AR L P R E O III LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	16-7560	Case #	
	Street	402 Strand St.	Street	
	City	St Croix	State	VI

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
16-7560	04/28/16	03/13/17	In compliance	AR L P R E O III LLC	4421 18th St N.	1/25/2017	\$7,000
16-7560	04/28/16	03/13/17	In compliance	AR L P R E O III LLC	4421 18th St N.	11/16/2016	\$2,100
16-7560	04/28/16	03/13/17	In compliance	AR L P R E O III LLC	4421 18th St N.	10/26/2016	\$1,800
<b>Total Amount of Liens Certified:</b>							<b>\$10,900</b>

Active Violations at Time First Lien was Certified	
16-7560	Roof Disrepair- Blue plastic tarp covering over the entire roof at vacant multi-unit structure.

<b>Representative Present at CEB Hearing</b>	Yes
<b>Representative Present at</b>	1 of 4 <b>Lien Hearings</b>

Person to Attend Hearing	Michelle B. Bonder, Esq.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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<b>Details:</b>	July Notice of Hearing addressed to AR L P REO III LLC Signed by: Marquis Johnson
07/18/16:	August Public Hearing: Owner/representative present. Board gave 45 days.
08/24/16:	Oct Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$1,800.
10/25/16:	Nov Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$2,100.
11/16/16:	Dec Special Magistrate Hearing: Owner/representative present. Lien extended by 30 days.
12/14/16:	Jan Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$7,000.
01/25/17:	In compliance. Close case.
03/13/17:	

