



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 12/20/17

LR 1:	1749 9th Ave S.	Owner(s):	Betsy Larson
LR 2:	5229 5th Ave N.	Owner(s):	Zyanya Invest Inc.
		Representative:	Kathy Perna
LR 3:	1020 32nd St N.	Owner(s):	Masatoshi C. Mochizuki
LR 4:	525 15th Ave S.	Owner(s):	MRJ Investments LP
		Representative:	Mike Jackson
LR 5:	2310 7th St S.	Owner(s):	MRJ Investments LP
		Representative:	Mike Jackson



Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 11/1/2017
Meeting Date: 12/20/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	1749 9th Ave S.		Date of CEB Hearing	9/28/2011
Current Owner(s)	Betsy Larson		CEB Certified Mail Claimed	Yes
			Date Property Posted	9/7/2011
Notices Mailed To Following Address(es)	Case #	11-8392	Case #	11-8395
	Street	7030 Dr. ML King Jr St S.	Street	7030 Dr. ML King Jr St S.
	City	St. Petersburg	State	FL
	City	St. Petersburg	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
11-8392	05/20/11	12/12/11	In compliance	Betsy Larson	1749 9th Ave S.	11/15/2011	\$300
11-8395	05/20/11		In compliance	Betsy Larson	1749 9th Ave S.	11/15/2011	\$300
11-8395	05/20/11		In compliance	Betsy Larson	1749 9th Ave S.	12/13/2011	\$2,800
11-8395	05/20/11		In compliance	Betsy Larson	1749 9th Ave S.	1/24/2012	\$4,200
11-8395	05/20/11		In compliance	Betsy Larson	1749 9th Ave S.	2/21/2012	\$2,800

Total Amount of Liens Certified: \$10,400

Active Violations at Time First Lien was Certified	
11-8392	Certificate of Insp Required
11-8395	Permits

Representative Present at CEB Hearing Yes
Representative Present at 0 of 4 **Lien Hearings**

Person to Attend Hearing	Betsy Larson	If person attending hearing is not Owner, is Authorization to Represent on File?
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Details:
 08/15/11: Sept. Notice of Hearing addressed to Betsy Larson signed by Betsy Larson.
 09/28/11: Sept. Public Hearing: Owner/representative attended hearing. Board gave 45 days on both cases.
 11/15/11: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$300.00 on both cases.
 12/12/11: Case 11-8392 closed to compliance
 12/13/11: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00
 01/24/12: Jan Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4200.00
 02/21/12: Feb Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00
 03/06/12: **Telephone Conversation:** Voicemail left with Ms. Larson that the case is pulled from March hearing and will proceed with Municipal Ordinance Violation.
 05/09/13: **Telephone Conversation:** Spoke with Gil. Permit on property to cover violations. Explained that case will be monitored until the permit has received final inspections.
 02/21/14: Municipal Ordinance Violation issued.
 09/27/17: **Telephone Conversation:** Spoke with owner. Explained the status of her permits and that she will need to speak to the permitting dept.



Report LR-2 Part 1 of 1

Report Prepared On: 12/6/2017

Meeting Date: 12/20/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	5229 5th Ave North	Date of CEB Hearing	1/25/2017
Current Owner(s)	Zyanya Invest Inc.	CEB Certified Mail Claimed	No
		Date Property Posted	1/9/2017

Notices Mailed To Following Address(es)	Case #	16-21027	Case #	16-21027
	Street	9251 98th Ave	Street	3515 49th St N
	City	Seminole	City	St. Petersburg
	State	FL	State	FL

0	Active Violation Cases Currently at Subject Property
19	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
16-21027	09/20/16	11/07/17	In compliance	Zyanya Invest Inc.	5229 5th Ave N.	9/27/2017	\$15,400
16-21027	09/20/16	11/07/17	In compliance	Zyanya Invest Inc.	5229 5th Ave N.	4/26/2017	\$3,500
16-21027	09/20/16	11/07/17	In compliance	Zyanya Invest Inc.	5229 5th Ave N.	3/22/2017	\$3,100
Total Amount of Liens Certified:							\$22,000

Active Violations at Time First Lien was Certified	
16-21027	Permits- After the fact permit is required for enclosure of screen porch.

Representative Present at CEB Hearing		Yes	
Representative Present at		1	of 4 Lien Hearings
Person to Attend Hearing	Kathy Perna	If person attending hearing is not Owner, is Authorization to Represent on File?	
		Yes	

Details:
 01/24/17: Jan. Notice of Hearing addressed to Zyanya Invest Inc. returned unclaimed.
 01/25/17: Jan. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
 02/24/17: Reinspection- Met with Kathy and completed interior inspection. Permit issue remaining.
 03/22/17: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00
 04/03/17: Order of the Board addressed to Zyanya Invest Inc. returned unclaimed.
 04/26/17: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00
 05/09/17: **Telephone Conversation:** Supervisor Mike Vold Spoke with Kathy. Mike explained they need to attend the next hearing and ask for more time. Once they are done they could apply for lien release.
 05/24/17: May Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days.
 09/27/17: Sept. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$15,400.00
 11/07/17: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 12/6/2017

Meeting Date: 12/20/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	1020 32nd St N.	Date of CEB Hearing	12/14/2016
Current Owner(s)	Masatoshi C. Mochizuki	CEB Certified Mail Claimed	Yes
		Date Property Posted	12/2/2016

Notices Mailed To Following Address(es)	Case #	16-17529	Case #	
	Street	2400 Feather Sound Dr. Apt 1436	Street	
	City	Clearwater	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
16-17529	08/16/16	11/14/17	In compliance	Mochizuki, Masatoshi	1020 32nd St N.	4/26/2017	\$3,500
16-17529	08/16/16	11/14/17	In compliance	Mochizuki, Masatoshi	1020 32nd St N.	3/22/2017	\$2,800
16-17529	08/16/16	11/14/17	In compliance	Mochizuki, Masatoshi	1020 32nd St N.	2/22/2017	\$2,800
16-17529	08/16/16	11/14/17	In compliance	Mochizuki, Masatoshi	1020 32nd St N.	1/25/2017	\$1,700
Total Amount of Liens Certified:							\$10,800

Active Violations at Time First Lien was Certified	
16-17529	Accessory Structure- Damaged and/or rotten fascia /soffit

Representative Present at CEB Hearing	No
Representative Present at	0 of 4 Lien Hearings

Person to Attend Hearing	Masatoshi C Mochizuki	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details: All mail was signed for but owner did not attend any of the hearings. Mr. Mochizuki did contact the investigator on 9/14/16 to request an extension. There was no other contact with the owner until 11/06/2017.



Report LR-4 Part 1 of 1

Report Prepared On: 12/7/2017

Meeting Date: 12/20/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	525 15th Ave S.		Date of CEB Hearing	12/14/2016 & 04/26/2017
Current Owner(s)	MRJ Investments LP		CEB Certified Mail Claimed	No
			Date Property Posted	12/01/2016 & 04/05/2017
Notices Mailed To Following Address(es)	Case #	16-22064	Case #	16-21816
	Street	11652 Knott Ave Ste 8	Street	11652 Knott Ave Ste 8
	City	Garden Grove	State	CA
	City	Garden Grove	State	CA

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
16-21816	09/27/16	07/26/17	In active	MRJ Investments	525 15th Ave S.	6/28/2017	\$3,800
16-22064	09/29/16	05/19/17	In compliance	MRJ Investments	525 15th Ave S.	4/26/2017	\$3,500
16-22064	09/29/16	05/19/17	In compliance	MRJ Investments	525 15th Ave S.	3/22/2017	\$2,800
16-22064	09/29/16	05/19/17	In compliance	MRJ Investments	525 15th Ave S.	2/22/2017	\$2,800
16-22064	09/29/16	05/19/17	In compliance	MRJ Investments	525 15th Ave S.	1/25/2017	\$1,700
Total Amount of Liens Certified:							\$14,600

Active Violations at Time First Lien was Certified	
16-21816	Maintenance- structure parts- Toilet not properly attached to floor, loose baseboard, cabinet door.
	Door-exterior- Sunlight can be seen when front door is closed.
	Heating equipment control- knob missing to control heat and air.

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

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

Details: All mail was returned- attempted not known for both cases. There was no contact with the owner for case 16-22064. For case 16-21816 there was contact with Peter who was informed to attend a lien hearing. John Ladue attended the Special Magistrate hearing and a lien was certified for \$3800.00.



Report LR-5 Part 1 of 1

Report Prepared On: 12/7/2017

Meeting Date: 12/20/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	2310 7th St S.	Date of CEB Hearing	2/22/2017
Current Owner(s)	MRJ Investments LP	CEB Certified Mail Claimed	No
		Date Property Posted	2/8/2017

Notices Mailed To Following Address(es)	Case #	16-21821	Case #	
	Street	11652 Knott Ave STE 8	Street	
	City	Garden Grove	State	CA

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
16-21821	09/27/16	06/23/17	In compliance	MRJ Investments	2310 7th St S.	4/26/2017	\$3,800
Total Amount of Liens Certified:							\$3,800

Active Violations at Time First Lien was Certified	
16-21821	Window- Window in front porch installed without permits

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

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

Details: Some mail was signed for but signature was not legible. The only contact was with the property manager Peter.

