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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 6/27/18

LR 1:	4521 9th Ave S.	Owner(s):	Mandisa L. Trader
		Representative:	Darius S. Carter
LR 2:	2219 1/2 7th St S.	Owner(s):	Christian Titus
		Representative:	Thomas Titus
LR 3:	2038 1st Ave S.	Owner(s):	Mirror Lake Lodge LLC
		Representative:	Amanda LaChance
LR 4:	500 14th Ave S.	Owner(s):	Castlefrank Florida Holdings LLC
		Representative:	Justin Dean
LR 5:	643 Paris Ave S.	Owner(s):	Thelma Adams Est.
		Representative:	Caroline A. Bobb
LR 6:	2349 Central Ave.	Owner(s):	Gold Standard of Care St. Petersburg
		Applicant:	Deanna Lampley



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 6/8/2018
Meeting Date: 6/27/2018

Liens being considered below resulted from: Violations at another Property, Attached Due to Owner's Name or Prior Owner's Name

Applicant Request: Release of Lien(s) from the subject property only.
Lien(s) to remain in the name of owner at time of lien.

Property Address	707 63rd Ave S.
Current Owner(s)	Mandisa L. Trader

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
09-17749	Trader, Mandisa L	4521 9th Ave S.	6/22/2010	\$2,800
09-17749	Trader, Mandisa L	4521 9th Ave S.	5/25/2010	\$2,800
09-17749	Trader, Mandisa L	4521 9th Ave S.	4/27/2010	\$3,500
09-17749	Trader, Mandisa L	4521 9th Ave S.	3/23/2010	\$3,000
10-4295	Trader, Mandisa L	4521 9th Ave S.	12/14/2010	\$3,000
10-4295	Trader, Mandisa L	4521 9th Ave S.	11/16/2010	\$2,100
10-4295	Trader, Mandisa L	4521 9th Ave S.	10/26/2010	\$3,500
10-4295	Trader, Mandisa L	4521 9th Ave S.	9/21/2010	\$3,000
Total Amount of Liens Certified:				\$23,700

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

Details: Liens were placed on the property address 4521 9th Ave South which the owner no longer owns. She is requesting to have the liens removed that are cross attaching to her residence at 707 63rd Ave South.



Report LR-2 Part 1 of 1

Report Prepared On: 6/11/2018

Meeting Date: 6/27/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	2219 1/2 7th St S.			Date of CEB Hearing	2/22/2017
Current Owner(s)	Christian Titus			CEB Certified Mail Claimed	No
				Date Property Posted	2/8/2017
Notices Mailed To Following Address(es)	Case #	16-7022	Case #		
	Street	2219 7th St S.	Street		
	City	Saint 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
16-7022	04/19/16	01/18/18	In compliance	Christian Titus	2219 1/2 7th St S.	4/26/2017	\$3,800
Total Amount of Liens Certified:							\$3,800

Active Violations at Time First Lien was Certified	
16-7022	Walls-exterior Exterior siding has be removed-no permit on file.
	Paint- Main Structure peeling paint fascia.
	Paint- Securing boards bare wood at securing boards.
	Window glass- broken/missing window glass at rear unit.
	Fascia/soffit disrepair Rotten soffit at rear structure.
	Permits - Permits are required for installation of wall/siding/covering.

Representative Present at CEB Hearing	No
Representative Present at	3 of 4 Lien Hearings

Person to Attend Hearing	Thomas Titus	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 01/24/17: Feb. Notice of Hearing addressed to Christian Titus returned: attempted- not known.
 02/22/17: Feb. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 03/07/17: Feb. Order of the Board addressed to Christian Titus returned: vacant.
 04/26/17: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00
 05/24/17: May Special Magistrate Hearing: Owner/Representative present. Lien extended by SM 45 days.
 05/26/17: **Telephone Conversation:** Returned call to Thomas Titus - discussed case and plans for property. Address has been updated with property appraiser.
 07/26/17: Jul Special Magistrate Hearing: Owner/Representative present. Lien extended by SM 60 days.
 10/25/17: Oct Special Magistrate Hearing: Owner/Representative present. Lien extended by SM 60 days.
 01/18/18: Case Closed



Report LR-3 Part 1 of 1

Report Prepared On: 6/11/2018

Meeting Date: 6/27/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	2038 1st Ave S.			Date of CEB Hearing	2/28/2018
Current Owner(s)	Mirror Lake Lodge LLC			CEB Certified Mail Claimed	Yes
				Date Property Posted	2/5/2018
Notices Mailed To Following Address(es)	Case #	17-23912	Case #		
	Street	147-2nd Ave S Ste 203	Street		
	City	Saint Petersburg	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
17-23912	09/21/17	05/14/18	In compliance	Mirror Lake Lodge LLC	2038 1st Ave S.	4/25/2018	\$3,100
Total Amount of Liens Certified:							\$3,100

Active Violations at Time First Lien was Certified	
17-23912	Roof disrepair- roof removed, no roof in place at this time.
	Paint- Main Structure
	Paint- Securing boards
	Fascia/soffit disrepair Rotten soffit at rear structure.
	Door- exterior
	Permits - Permits are required for removal of roof.

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

Person to Attend Hearing	Amanda LaChance	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 01/19/18: Feb. Notice of Hearing addressed to Mirror Lake Lodge LLC signed by: K Andrews
 02/28/18: Feb. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 03/12/18: Feb. Order of the Board addressed to Mirror Lake Lodge LLC signed by: K Andrews.
 03/27/18: **Telephone Conversation** with Adriane, went over violations and current status, need to have approved permit by Special Magistrate hearing in April.
 04/25/18: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00
 05/14/18: Case Closed



Report LR-4 Part 1 of 1

Report Prepared On: 6/11/2018

Meeting Date: 6/27/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	500 14th Ave S.			Date of CEB Hearing	2/22/2017
Current Owner(s)	Castle Frank Florida Holdings			CEB Certified Mail Claimed	No
				Date Property Posted	2/8/2017
Notices Mailed To Following Address(es)	Case #	16-25093	Case #		
	Street	2511 Seven Springs Blvd	Street		
	City	Trinity	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
16-25093	11/03/16	11/08/17	In compliance	Castlefrank Florida Holdings	500 14th Ave s.	6/28/2017	\$10,100
Total Amount of Liens Certified:							\$10,100

Active Violations at Time First Lien was Certified	
16-25093	Fascia/soffit disrepair - East side of the property and other locations.

Representative Present at CEB Hearing	Yes
Representative Present at	1 of 2 Lien Hearings

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

Details:
 01/20/17: Feb. Notice of Hearing addressed to Castlefrank Florida Holdings signed by: Not legible
 02/22/17: Feb. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
 03/06/17: Feb. Order of the Board addressed to Castlefrank Florida Holding signed by: Carol Glaves
 04/26/17: Apr. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days.
 06/28/17: Jun Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$10,100.00
 11/08/17: Case Closed



Report LR-5 Part 1 of 1

Report Prepared On: 6/14/2018

Meeting Date: 6/27/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	643 Paris Ave S.			Date of CEB Hearing	2/22/2017
Current Owner(s)	Thelma Adams Est.			CEB Certified Mail Claimed	No
				Date Property Posted	2/8/2017
Notices Mailed To Following Address(es)	Case #	17-23057	Case #		
	Street	713 Hillside Dr. S.	Street		
	City	Saint 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
17-23057	09/01/17	05/23/18	In compliance	Thelma Adams Est.	643 Paris Ave S.	4/25/2018	\$5,600
17-23057	09/01/17	05/23/18	In compliance	Thelma Adams Est.	643 Paris Ave S.	2/28/2018	\$1,500
Total Amount of Liens Certified:							\$7,100

Active Violations at Time First Lien was Certified	
17-23057	Permits- After the fact permit required for demolition of garage structure.

Representative Present at CEB Hearing	Yes
Representative Present at	1 of 3 Lien Hearings

Person to Attend Hearing	Caroline A. Bobb	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 11/15/17: Nov. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
 11/27/17: Nov. Order of the Board addressed to Thelma Adams Est. signed by: Not legible
 02/28/18: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,500.00
 03/28/18: Mar Special Magistrate Hearing: Owner/Representative present. Lien extended by SM 15 days.
 04/25/18: Apr Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$5,600.00
 05/23/18: Case Closed



Report LR-6 Part 1 of 1

Report Prepared On: 6/14/2018

Meeting Date: 6/27/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	2349 Central Ave.		Date of CEB Hearing	11/15/2017
Current Owner(s)	Gold Standard of Care St. Petersburg		CEB Certified Mail Claimed	Yes
			Date Property Posted	N/A
Notices Mailed To Following Address(es)	Case #	17-18270	Case #	
	Street	1280 Harbor Ct.	Street	
	City	Hollywood	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
17-18270	07/21/17	05/14/18	In compliance	Gold Standard of care	2349 Central Ave	4/25/2018	\$2,800
17-18270	07/21/17	05/14/18	In compliance	Gold Standard of care	2349 Central Ave	3/28/2018	\$3,500
17-18270	07/21/17	05/14/18	In compliance	Gold Standard of care	2349 Central Ave	2/28/2018	\$3,500
17-18270	07/21/17	05/14/18	In compliance	Gold Standard of care	2349 Central Ave	1/24/2018	\$4,500
Total Amount of Liens Certified:							\$14,300

Active Violations at Time First Lien was Certified	
17-18270	Land Development Regulations- Approved use is an assisted living facility, current use transient accommodations requires zoning approval.

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

Details:
 10/25/17: Nov. Notice of Hearing addressed to Gold Standard of Care signed by: not legible
 11/15/17: Nov. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 01/02/18: Nov. Order of the Board addressed to Gold Standard of Care returned: unclaimed.
 12/20/17: Dec. Special Magistrate Hearing: Staff recommended deferral - city process.
 01/24/18: Jan Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,500.00.
 02/28/18: Feb. Special Magistrate Hearing: Owner/Representative present. Lien certified for \$3,500.00.
 03/01/18: **Telephone Conversation:** Peter Vasti attorney for owner, went over violations and case status. He is working with contractors to get violations resolved. I explained lien hearing someone needs to attend.
 03/28/18: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 04/25/18: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
 05/14/18: Case Closed

