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**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:10/24/2018**

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<b>LR 1:</b>	1625 21st Ave North	<b>Owner(s):</b>	Zeus & Lenny Properties LLC
<b>LR 2:</b>	5253 1st Ave South	<b>Owner(s):</b> <b>Representative:</b>	NCRC Housing Fund LLC (at time of lien)
<b>LR 3:</b>	6913 13th St North	<b>Owner(s):</b> <b>Representative:</b>	NCRC Housing Fund LLC (at time of lien)
<b>LR 4:</b>	1125 Alcazar Way S.	<b>Owner(s):</b>	Thomas E Teel & Deborah C Teel



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# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 10/8/2018

Meeting Date: 10/24/2018

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1625 21st Ave N.			Date of CEB Hearing	1/24/2018
Current Owner(s)	Zeus & Lenny Properties LLC			CEB Certified Mail Claimed	No
				Date Property Posted	1/11/2018
Notices Mailed To Following Address(es)	Case #	17-25865	Case #		
	Street	12719 Gillard Rd	Street		
	City	Winter Garden	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
17-25865	10/13/17	08/07/18	In compliance	Zeus & Lenny Properties	1625 21st Ave N.	5/23/2018	\$8,400
17-25865	10/13/17	08/07/18	In compliance	Zeus & Lenny Properties	1625 21st Ave N.	2/28/2018	\$1,000
<b>Total Amount of Liens Certified:</b>							<b>\$9,400</b>

Active Violations at Time First Lien was Certified	
17-25865	Permits- After the fact permits are required for garage door, A/C unit and electrical upgrade.
	Permit is required for windows, doors and other trade requiring permits.

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	1 of 3 <b>Lien Hearings</b>

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

**Details:**  
 01/08/18: Jan Notice of Hearing addressed to Zeus & Lenny Properties LLC returned: no such number  
 01/24/18: Jan Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 02/12/18: Jan. Order of the Board addressed to Zeus & Lenny Properties LLC signed by: Not Legible  
 02/28/18: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00  
 03/28/18: Mar. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 45 days.  
 05/23/18: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$8,400.00  
 08/07/18: Case Closed





Report LR-2 Part 1 of 1

Report Prepared On: 10/9/2018

Meeting Date: 10/24/2018

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	5253 1st Ave S.
Current Owner(s)	Your Home of Florida LLC

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
17-1437	NCRC Housing Rehab Fund LLC	5253 1st Ave S.	4/25/2018	\$13,600
<b>Total Amount of Liens Certified:</b>				<b>\$13,600</b>

Person to Attend Hearing	Representative for NCRC Housing Rehab Fund	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
	David S. Cronin, P.A.		

**Details:** NCRC Housing Fund LLC has sold the property at 5253 1st Ave S. They are requesting the lien be removed from their name.

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Report LR-3 Part 1 of 1

Report Prepared On: 10/9/2018

Meeting Date: 10/24/2018

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	6913 13th St N.
Current Owner(s)	Johannah Hall

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
16-21401	NCRC Housing Rehab Fund LLC	6913 13th St N.	5/24/2017	\$11,900
<b>Total Amount of Liens Certified:</b>				<b>\$11,900</b>

Person to Attend Hearing	Representative for NCRC Housing Rehab Fund	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
	David S. Cronin, P.A.		

**Details:** NCRC Housing Fund LLC has sold the property at 6913 13th St N. They are requesting the lien be removed from their name.

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Report LR-4 Part 1 of 1

Report Prepared On: 12/27/2011

Meeting Date: 7/31/2014

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1125 Alcazar Way S.	Date of CEB Hearing	4/25/2012
Current Owner(s)	Thomas E. and Deborah C. Teel	CEB Certified Mail Claimed	N/A
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	11-23949		Case #		
	Street	PO Box 35193		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
11-23949	12/27/11	07/31/14	In compliance	Thomas Teel & Deborah	1125 Alcazar Way S.	8/28/2012	\$1,750
11-23949	12/27/11	07/31/14	In compliance	Thomas Teel & Deborah	1125 Alcazar Way S.	7/24/2012	\$1,400
11-23949	12/27/11	07/31/14	In compliance	Thomas Teel & Deborah	1125 Alcazar Way S.	6/26/2012	\$1,850
<b>Total Amount of Liens Certified:</b>							<b>\$5,000</b>

Active Violations at Time First Lien was Certified	
11-23949	Permits- Pulled by for additin to property has expired without obtaining all required inspections.

Representative Present at CEB Hearing	No
Representative Present at	0 of 3 Lien Hearings

Person to Attend Hearing	Thomas Teel	If person attending hearing is not Owner, is Authorization to Represent on File?	
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**Details:**  
 04/25/12: Apr Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 05/15/12: Apr. Order of the Board addressed to Thomas Teel signed by: Thomas Teel  
 06/26/12: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,850.00  
 07/24/12: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,400.00  
 08/28/12: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,750.00  
 10/02/13: Municipal Ordinance Violation  
 07/31/14: Case Closed

