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**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:04/24/2019**

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<b>LR 1:</b>	778 30th Ave South	<b>Owner(s):</b>	Renee Yates & Raphael Isom
<b>LR 2:</b>	1838 24th Ave North	<b>Owner(s):</b>	James M. Wade
<b>LR 3:</b>	1828 24th Ave North	<b>Owner(s):</b>	James M. Wade
<b>LR 4:</b>	4643 Queensboro Ave S. (Partial Release from name only)	<b>Owner(s):</b>	Maurice Jones
<b>LR 5:</b>	2500 11th Ave S. (Partial Release from name only)	<b>Owner(s):</b>	Maurice Jones
<b>LR 6:</b>	2027 10th St S.	<b>Owner(s):</b>	Mary Bell Est. c/o Shirley Abrams
<b>LR 7:</b>	710 49th Ave N.	<b>Owner(s):</b>	James Potter



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# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 4/8/2019

Meeting Date: 4/24/2019

Liens being considered below resulted from:  Violations at the Property

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

Property Address	778 30th Ave South	Date of CEB Hearing	11/17/2010
Current Owner(s)	Renee Yates & Raphael R. Isom	CEB Certified Mail Claimed	No
		Date Property Posted	11/4/2010

Notices Mailed To Following Address(es)	Case #	10-11977	Case #	
	Street	778 30th Ave S.	Street	
	City	Saint 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
10-11977	09/26/10	06/23/11	In compliance	Renee Yates & Raphael Isom	778 30th Ave South	5/24/2011	\$11,900
10-11977	09/26/10	06/23/11	In compliance	Renee Yates & Raphael Isom	778 30th Ave South	1/25/2011	\$4,400
<b>Total Amount of Liens Certified:</b>							<b>\$16,300</b>

Active Violations at Time First Lien was Certified			
10-11977	Paint-Main Structure & Accessory Structure		
Representative Present at CEB Hearing		No	
Representative Present at		1	of 3 Lien Hearings
Person to Attend Hearing	Renee Yates		If person attending hearing is not Owner, is Authorization to Represent on File?
			N/A

**Details:**  
 11/19/10: November Notice of Hearing addressed to Raphael Isom returned: Unclaimed  
 11/17/10: November Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 12/14/10: Telephone Conversation: With Robbie & Kim. They are trying to help owners. I explained Jan CEB Date.  
 12/20/10: Nov. Order of the Board addressed to Owners returned: Unclaimed  
 01/25/11: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,400.00  
 02/22/11: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.  
 05/24/11: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$11,900.00  
 06/23/11: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 4/8/2019

Meeting Date: 4/24/2019

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1838 24th Ave North	Date of CEB Hearing	7/22/2015
Current Owner(s)	James M Wade	CEB Certified Mail Claimed	No
		Date Property Posted	7/9/2015

Notices Mailed To Following Address(es)	Case #	15-3672			Case #			
	Street	1838 24th Ave N.			Street			
	City	Saint Petersburg	State	FL	City		State	

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
15-00003672	03/03/15	01/27/16	In active	James M Wade	1838 24th Ave North	12/16/2015	\$2,800
15-00003672	03/03/15	01/27/16	In active	James M Wade	1838 24th Ave North	11/18/2015	\$2,800
15-00003672	03/03/15	01/27/16	In active	James M Wade	1838 24th Ave North	10/21/2015	\$2,900
15-00003672	03/03/15	01/27/16	In active	James M Wade	1838 24th Ave North	9/22/2015	\$2,800
15-00003672	03/03/15	01/27/16	In active	James M Wade	1838 24th Ave North	8/25/2015	\$900
<b>Total Amount of Liens Certified:</b>							<b>\$12,200</b>

Active Violations at Time First Lien was Certified	
15-3672	Roof Disrepair
	Fascia/Soffit Disrepair
	Vegetation
	Junk/Rubbish Outdoor Storage

Representative Present at CEB Hearing	No
Representative Present at	0 of 5 Lien Hearings

Person to Attend Hearing	James M. Wade	If person attending hearing is not Owner, is Authorization to Represent on File?	

**Details:** All mail was returned unclaimed and there was no contact with the owner.



Report LR-3 Part 1 of 1

Report Prepared On: 4/8/2019

Meeting Date: 4/24/2019

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1828 24th Ave North	Date of CEB Hearing	7/22/2015
Current Owner(s)	James M Wade	CEB Certified Mail Claimed	No
		Date Property Posted	7/9/2015

Notices Mailed To Following Address(es)	Case #	15-3672		Case #		
	Street	1838 24th Ave N.		Street		
	City	Saint 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
15-00003668	03/03/15	07/17/17	In active	James M Wade	1828 24th Ave North	12/16/2015	\$2,800
15-00003668	03/03/15	07/17/17	In active	James M Wade	1828 24th Ave North	11/18/2015	\$2,800
15-00003668	03/03/15	07/17/17	In active	James M Wade	1828 24th Ave North	10/21/2015	\$2,900
15-00003668	03/03/15	07/17/17	In active	James M Wade	1828 24th Ave North	9/22/2015	\$2,800
15-00003668	03/03/15	07/17/17	In active	James M Wade	1828 24th Ave North	8/25/2015	\$900
<b>Total Amount of Liens Certified:</b>							<b>\$12,200</b>

Active Violations at Time First Lien was Certified	
15-3668	Walls Exterior
	Fascia/Soffit Disrepair
	Overgrowth
	Window

Representative Present at CEB Hearing	No
Representative Present at	0 of 5 Lien Hearings

Person to Attend Hearing	James M. Wade	If person attending hearing is not Owner, is Authorization to Represent on File?	

**Details:** All mail was returned unclaimed. There was no contact with the owner until 3/10/16 when owner came into the office to speak with a supervisor about property.



Report LR-4 Part 1 of 1

Report Prepared On: 4/9/2019  
Meeting Date: 4/24/2019

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 owners name only.  
Lien(s) to remain on the property address.

Property Address	4643 Queensboro Ave South
Current Owner(s)	Steve M Stalba Rev Living Trust

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
10-6936	Maurice Jones	4643 Queensboro Ave S.	1/25/2011	\$4,200
10-6936	Maurice Jones	4643 Queensboro Ave S.	12/14/2010	\$2,800
10-6936	Maurice Jones	4643 Queensboro Ave S.	11/16/2010	\$2,100
10-6936	Maurice Jones	4643 Queensboro Ave S.	10/26/2010	\$3,200
<b>Total Amount of Liens Certified:</b>				<b>\$12,300</b>

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

**Details:** Maurice Jones sold the property at 4643 Queensboro Ave S. on 12/09/2013. He is requesting the liens be released from his name only.



**Report** LR-5 **Part** 1 of 1

**Report Prepared On:** 4/10/2019

**Meeting Date:** 4/24/2019

**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 owners name only. Lien(s) to remain on the property address.*

<b>Property Address</b>	2500 11th Ave South
<b>Current Owner(s)</b>	Theo Papadogeorgis

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
07-00004955	Shawn and Maurice Jones	2500 11th Ave South	9/25/2007	\$3,000
07-00004955	Shawn and Maurice Jones	2500 11th Ave South	10/23/2007	\$2,800
07-00004955	Shawn and Maurice Jones	2500 11th Ave South	11/27/2007	\$3,500
07-00004955	Shawn and Maurice Jones	2500 11th Ave South	12/18/2007	\$2,100
<b>Total Amount of Liens Certified:</b>				<b>\$11,400</b>

<b>Person to Attend Hearing</b>	Maurice Jones	<b>If person attending hearing is not Owner, is Authorization to Represent on File?</b>	

**Details:** Maurice Jones sold the property at 2500 11th Ave S. on 07/11/11. He is requesting the liens be released from his name. The liens have been released from the property address because the new owner completed a stipulated agreement with the city.



Report LR-6 Part 1 of 1

Report Prepared On: 4/10/2019

Meeting Date: 4/24/2019

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2027 10th St S.	Date of CEB Hearing	7/25/2018
Current Owner(s)	Mary Bell Est. c/o Shirley Abrams	CEB Certified Mail Claimed	No
		Date Property Posted	7/12/2018

Notices Mailed To Following Address(es)	Case #	18-6762		Case #		
	Street	2326 22nd St 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
18-00006732	03/15/18	03/20/19	In compliance	Mary Bell Est. c/o Shirley Abrams	2027 10th St S.	2/27/2019	\$1,850
<b>Total Amount of Liens Certified:</b>							<b>\$1,850</b>

Active Violations at Time First Lien was Certified	
18-6732	<b>Roof Disrepair</b>
	Walls-exterior
	<b>Fascia/soffit Disrepair</b>
	Window
	<b>Door-exterior</b>
	<b>Paint- Main Structure</b>

<b>Representative Present at CEB Hearing</b>	Yes
<b>Representative Present at</b>	0 of 1 <b>Lien Hearings</b>

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

**Details:**  
 07/16/18: July Notice of Hearing addressed to Mary Bell Est. returned: Not deliverable as addressed.  
 07/25/18: July Public Hearing: Owner/representative attended hearing. Board gave 180 days.  
 08/24/18: Jul. Order of the Board addressed to Mary Bell Est. returned: Unclaimed  
 02/27/19: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1850.00  
 03/20/19: Case Closed



Report LR-7 Part 1 of 1

Report Prepared On: 4/11/2019

Meeting Date: 4/24/2019

Liens being considered below resulted from:  Violations at the Property

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

Property Address	710 49th Ave N.	Date of CEB Hearing	10/27/210
Current Owner(s)	James Potter	CEB Certified Mail Claimed	9/13/2010
		Date Property Posted	10/6/2010

Notices Mailed To Following Address(es)	Case #	10-11115	Case #	
	Street	710 49th Ave N.	Street	
	City		City	
	State		State	

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
10-00011115	06/17/10	02/08/11	In compliance	James Potter	710 49th Ave North	1/25/2011	\$3,250
<b>Total Amount of Liens Certified:</b>							<b>\$3,250</b>

Active Violations at Time First Lien was Certified	
10-11115	Maintenance- Mold and Mildew in various areas of the structure.
	Window Glass- Multiple broken and/or missing window panes on structure.

Representative Present at CEB Hearing	No
Representative Present at	1 of 2 Lien Hearings

Person to Attend Hearing	James Potter	If person attending hearing is not Owner, is Authorization to Represent on File?	
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**Details:**  
 09/13/10: September Notice of Hearing addressed to James Potter signed by: same  
 10/27/10: October Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 11/05/10: Oct. Order of the Board addressed to James Potter signed by: same  
 12/14/11: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days.  
 01/25/11: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,250.00  
 02/08/11: Case Closed