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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:06/26/2019

| | | | |
|--------------|--------------------|--|---|
| LR 1: | 2350 1st Ave N | Owner(s): | Alan Engman |
| LR 2: | 130 17th St N. | Owner(s): | Alan Engman |
| LR 3: | 200 17th St N. | Owner(s): | Alan Engman |
| LR 4: | 857 20th Ave S. | Owner(s): | Ayonna McNeil |
| LR 5: | 1751 1st Ave N. | Owner(s): Representative: | Unto Jackson Trust 1751 Jim McArthur Tre |
| LR 6: | 1721 Patton Ave S. | Owner(s): | Tangelia Esalomi |
| LR 7: | 626 17th Ave S. | Owner(s): Representative: | Brian Pfister Michael Michaud |
| LR 8: | 1037 79th St S. | Owner(s): | Terisue Lander |



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 6/7/2019

Meeting Date: 6/26/2019

Liens being considered below resulted from: Violations at the Property

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

| | | | |
|------------------|-----------------|----------------------------|-----------|
| Property Address | 2350 1st Ave N. | Date of CEB Hearing | 3/23/2016 |
| Current Owner(s) | Alan Engman | CEB Certified Mail Claimed | Yes |
| | | Date Property Posted | 3/9/2016 |

| | | | | | | |
|---|--------|----------------|-------|--------|------|--|
| Notices Mailed To Following Address(es) | Case # | 16-234 | | Case # | | |
| | Street | PO Box 4051 | | Street | | |
| | City | St. Petersburg | State | FL | City | |

| | |
|---|---|
| 0 | Active Violation Cases Currently at Subject Property |
| 7 | 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 |
|---|----------------|-----------------------|---------------|-----------------------|-----------------|---------------------|----------------|
| 16-234 | 01/05/16 | 05/24/17 | In compliance | Alan Engman | 2350 1st Ave S. | 6/22/2016 | \$3,100 |
| Total Amount of Liens Certified: | | | | | | | \$3,100 |

| Active Violations at Time First Lien was Certified | |
|--|---|
| 16-234 | Permits- No permit on file for addition |

| | |
|--|-----------------------------|
| Representative Present at CEB Hearing | Yes |
| Representative Present at | 3 of 4 Lien Hearings |

| | | |
|--------------------------|-------------|--|
| Person to Attend Hearing | Alan Engman | If person attending hearing is not Owner, is Authorization to Represent on File? |
| | | |

Details:
 03/09/16: Posting- Notice of hearing at violation address.
 03/23/16: Mar. Public Hearing: Owner/representative attended hearing. Board gave 60 days.
 04/29/16: Mar. Order of the Board addressed to Alan Engman returned : Unclaimed
 05/13/16: Telephone Conversation: Call from property owner he advised me that he had hired an architect to pull permits. I advised him that he had until June to have the issue resolved.
 06/22/16: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3100.00.
 07/27/16: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.
 10/26/16: Oct. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 30 days.
 12/14/16: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 25 days.
 01/25/17: Jan. Special Magistrate Hearing: Staff recommended deferral- permits.
 05/24/17: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 6/7/2019

Meeting Date: 6/26/2019

Liens being considered below resulted from: Violations at the Property

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

| | | | |
|------------------|----------------|----------------------------|-----------|
| Property Address | 130 17th St N. | Date of CEB Hearing | 9/26/2018 |
| Current Owner(s) | Alan Engman | CEB Certified Mail Claimed | Yes |
| | | Date Property Posted | 9/4/2018 |

| | | | | |
|---|--------|----------------|--------|----|
| Notices Mailed To Following Address(es) | Case # | 18-12387 | Case # | |
| | Street | PO Box 4051 | Street | |
| | City | St. Petersburg | State | FL |

| | |
|---|---|
| 0 | Active Violation Cases Currently at Subject Property |
| 7 | 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 |
|---|----------------|-----------------------|---------------|-----------------------|----------------|---------------------|----------------|
| 18-12387 | 05/22/18 | 05/29/19 | In compliance | Alan Engman | 130 17th St N. | 11/14/2018 | \$2,400 |
| Total Amount of Liens Certified: | | | | | | | \$2,400 |

| Active Violations at Time First Lien was Certified | |
|--|--|
| 18-12387 | Permits- Permit required for modification of bathroom. |
| | Plumbing- Shower stall is unfinished not operational at this time. |
| | Door- exterior - Front door is not sealed properly. |

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

| | | |
|--------------------------|-------------|--|
| Person to Attend Hearing | Alan Engman | If person attending hearing is not Owner, is Authorization to Represent on File? |
| | | |

Details:
 09/04/18: Posting- Notice of hearing at violation address.
 09/26/18: Sep. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
 10/15/18: Sep. Order of the Board addressed to Alan Engman signed by: not legible
 11/14/18: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2400.00.
 11/28/18: Telephone Conversation: Owner is having trouble with contractor will get permit asap and come to lien hearing.
 12/19/18: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days.
 03/27/19: Mar. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days.
 05/29/19: Case Closed



Report LR-3 Part 1 of 1

Report Prepared On: 6/7/2019

Meeting Date: 6/26/2019

Liens being considered below resulted from: Violations at the Property

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

| | | | |
|------------------|----------------|----------------------------|-----------|
| Property Address | 200 17th St N. | Date of CEB Hearing | 9/26/2018 |
| Current Owner(s) | Alan Engman | CEB Certified Mail Claimed | Yes |
| | | Date Property Posted | 9/4/2018 |

| | | | | |
|---|--------|----------------|--------|----|
| Notices Mailed To Following Address(es) | Case # | 18-16677 | Case # | |
| | Street | PO Box 4051 | Street | |
| | City | St. Petersburg | State | FL |

| | |
|---|---|
| 0 | Active Violation Cases Currently at Subject Property |
| 7 | 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 |
|---|----------------|-----------------------|---------------|-----------------------|----------------|---------------------|----------------|
| 18-16677 | 07/02/18 | 12/12/18 | In compliance | Alan Engman | 200 17th St N. | 11/14/2018 | \$1,200 |
| Total Amount of Liens Certified: | | | | | | | \$1,200 |

| Active Violations at Time First Lien was Certified | |
|--|---|
| 18-16677 | Permits- Permit required for new balcony on west side of structure. |
| | |
| | |
| | |
| | |

| | |
|--|-----------------------------|
| Representative Present at CEB Hearing | Yes |
| Representative Present at | 0 of 1 Lien Hearings |

| | | | |
|--------------------------|-------------|--|--|
| Person to Attend Hearing | Alan Engman | If person attending hearing is not Owner, is Authorization to Represent on File? | |
|--------------------------|-------------|--|--|

Details:
 09/04/18: Posting- Notice of hearing at violation address.
 09/26/18: Sep. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
 10/15/18: Sep. Order of the Board addressed to Alan Engman signed by: not legible
 11/14/18: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1400.00.
 11/28/18: Telephone Conversation: Owner is trying to get permit asap and come to next lien hearing.
 12/12/18: Case Closed



Report LR-4 Part 1 of 1

Report Prepared On: 6/7/2019

Meeting Date: 6/26/2019

Liens being considered below resulted from: Violations at the Property

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

| | | | | | |
|---|-----------------|----------------|-------|----------------------------|------------|
| Property Address | 857 20th Ave S. | | | Date of CEB Hearing | 11/18/2015 |
| Current Owner(s) | Ayonna McNeil | | | CEB Certified Mail Claimed | Yes |
| | | | | Date Property Posted | 11/6/2015 |
| Notices Mailed To Following Address(es) | Case # | 15-13789 | | Case # | |
| | Street | 3989 NO Hwy 17 | | Street | |
| | City | Awendaw | State | SC | 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 |
|---|----------------|-----------------------|---------------|-----------------------|----------------|---------------------|-----------------|
| 15-13789 | 07/02/15 | 04/25/16 | In compliance | Ayonna McNeil | 857 20th Ave S | 3/23/2016 | \$2,800 |
| 15-13789 | 07/02/15 | 04/25/16 | In compliance | Ayonna McNeil | 857 20th Ave S | 2/24/2016 | \$2,800 |
| 15-13789 | 07/02/15 | 04/25/16 | In compliance | Ayonna McNeil | 857 20th Ave S | 1/27/2016 | \$4,500 |
| Total Amount of Liens Certified: | | | | | | | \$10,100 |

| Active Violations at Time First Lien was Certified | |
|--|-------------------------------|
| 15-13789 | Roof Disrepair |
| | Fascia/Soffit Disrepair |
| | Walls- exterior |
| | Maintenance - Structure Parts |

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

| | | | |
|--------------------------|---------------|--|--|
| Person to Attend Hearing | Ayonna McNeil | If person attending hearing is not Owner, is Authorization to Represent on File? | |
|--------------------------|---------------|--|--|

Details:
 10/19/15: Oct. Notice of Hearing addressed to Ayonna McNeil signed for by: Tygiere Scott
 11/06/15: Posting- Notice of hearing at violation address.
 11/18/15: Nov. Public Hearing: Owner/representative attended hearing. Board gave 25 days.
 12/07/15: Nov. Order of the Board addressed to Ayonna McNeil signed for by : Sharon Clark
 01/06/16: Telephone Conversation: Call from property owner. She indicated that she frequently travels and has been out of the country and did not receive the notices until last week. She also indicated that the property was in foreclosure and was due to be torn down. I notified McNeil that the property was still in her name. McNeil stated she would pass my contact information along to the company who had taken the property.
 01/27/16: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$4500.00.
 02/18/16: Telephone Conversation: Received call from property owner. Discussed case and McNeil stated she was obtaining bids to have the property demolished. Notified her that the case would move forward until a permit was pulled.
 02/24/16: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2800.00.
 03/23/16: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2800.00.
 04/25/16: Active Demo Case - Close this case.



Report LR-5 Part 1 of 1

Report Prepared On: 6/10/2019

Meeting Date: 6/26/2019

Liens being considered below resulted from: Violations at the Property

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

| | | | | | |
|---|-------------------------|---------------|--------|----------------------------|-----------|
| Property Address | 1751 1st Ave N. | | | Date of CEB Hearing | 2/22/2017 |
| Current Owner(s) | Unto Jackson Trust 1751 | | | CEB Certified Mail Claimed | No |
| | | | | Date Property Posted | 2/9/2017 |
| Notices Mailed To Following Address(es) | Case # | 16-27147 | Case # | | |
| | Street | PO Box 86249 | Street | | |
| | City | Madeira Beach | 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 |
|-------------|----------------|-----------------------|---------------|-------------------------|-----------------|---------------------|-------------|
| 16-27147 | 12/08/16 | 10/20/17 | In compliance | Unto Jackson Trust 1751 | 1751 1st Ave N. | 6/28/2017 | \$3,500 |
| 16-27147 | 12/08/16 | 10/20/17 | In compliance | Unto Jackson Trust 1751 | 1751 1st Ave N. | 5/24/2017 | \$2,800 |
| 16-27147 | 12/08/16 | 10/20/17 | In compliance | Unto Jackson Trust 1751 | 1751 1st Ave N. | 6/28/2017 | \$3,800 |

Total Amount of Liens Certified: **\$10,100**

Active Violations at Time First Lien was Certified

| | |
|----------|------------------------------|
| 16-27147 | Fence/Wall/Hedge Maintenance |
| | Paint-Main Structure |
| | Walls-exterior |
| | Fascia/soffit disrepair |

Representative Present at CEB Hearing No

Representative Present at 0 of 3 **Lien Hearings**

| | | |
|--------------------------|------------------|--|
| Person to Attend Hearing | Jim McArthur Tre | If person attending hearing is not Owner, is Authorization to Represent on File? |
|--------------------------|------------------|--|

Details:

02/09/17: Posting- Notice of hearing at violation address.
 02/23/17: Telephone Conversation: Owner Mr. Jackson is short on money but will work on getting violations corrected.
 02/22/17: Feb. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 04/05/17: Feb. Order of the Board addressed to Unto Jackson Trust 1751 returned: unclaimed
 04/26/17: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3800.00.
 05/24/17: May. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2800.00.
 06/12/17: Telephone Conversation: With Dave Jackson, Per Dave he has not been getting notice property is in trust he had set up but he is unsure of clear ownership. Trustee is Jim McArthur
 06/17/17: Meeting: with Jim McArthur went over violations. He will try to have violations resolved before hearing and call me ASAP.
 06/28/17: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3500.00.
 10/20/17: Case Closed



Report LR-6 Part 1 of 1

Report Prepared On: 6/11/2019

Meeting Date: 6/26/2019

Liens being considered below resulted from: Violations at the Property

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

| | | | |
|------------------|-------------------------------------|----------------------------|-----------|
| Property Address | Tangelia Esalomi | Date of CEB Hearing | 1/25/2017 |
| Current Owner(s) | Tangelia Esalomi and Billy Phillips | CEB Certified Mail Claimed | Yes |
| | | Date Property Posted | 2/7/2017 |

| | | | | |
|---|--------|------------------------|--------|----|
| Notices Mailed To Following Address(es) | Case # | 16-24646 | Case # | |
| | Street | 16408 Lake Heather Dr. | Street | |
| | City | Tampa | 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 |
|---|----------------|-----------------------|---------------|-----------------------|--------------------|---------------------|-----------------|
| 16-24646 | 10/25/16 | 08/21/17 | Inactive | Tangelia Esalomi | 1721 Patton Ave S. | 7/26/2017 | \$12,600 |
| 16-24646 | 10/25/16 | 08/21/17 | Inactive | Tangelia Esalomi | 1721 Patton Ave S. | 3/22/2017 | \$3,100 |
| 16-24656 | 10/25/16 | 04/26/17 | Inactive | Tangelia Esalomi | 1721 Patton Ave S. | 3/22/2017 | \$3,100 |
| Total Amount of Liens Certified: | | | | | | | \$18,800 |

| Active Violations at Time First Lien was Certified | |
|--|--|
| 16-24656 | Walls-exterior |
| 16-24646 | Re-installation of air handler requires a permit |
| | |
| | |

| | |
|--|-----------------------------|
| Representative Present at CEB Hearing | Yes |
| Representative Present at | 1 of 4 Lien Hearings |

| | | | |
|--------------------------|------------------|--|--|
| Person to Attend Hearing | Tangelia Esalomi | If person attending hearing is not Owner, is Authorization to Represent on File? | |
| | | | |

Details: On both cases the investigator was in contact with Anthony Phillips and he did attend one hearing. All mail was signed for but the signature was not legible.



Report LR-7 Part 1 of 1

Report Prepared On: 6/12/2019

Meeting Date: 6/26/2019

Liens being considered below resulted from: Violations at the Property

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

| | | | |
|------------------|-----------------|----------------------------|--------------------------|
| Property Address | 626 17th Ave S. | Date of CEB Hearing | 12/20/17 & 03/28/2018 |
| Current Owner(s) | Brian Pfister | CEB Certified Mail Claimed | N/A |
| | | Date Property Posted | 12/05/17 & 03/15/2018 |

| | | | | | |
|---|--------|---------------------|-------|--------|------|
| Notices Mailed To Following Address(es) | Case # | 17-14904 & 17-31332 | | Case # | |
| | Street | 833 E Taylor ST | | Street | |
| | City | San Jose | State | CA | 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 |
|---|----------------|-----------------------|---------------|-----------------------|-----------------|---------------------|-----------------|
| 17-24904 | 10/03/17 | 02/23/18 | In compliance | Brian Pfister | 626 17th Ave S. | 1/24/2018 | \$1,000 |
| 17-31332 | 12/19/17 | 05/30/18 | In compliance | Brian Pfister | 626 17th Ave S. | 8/22/2018 | \$2,800 |
| 17-31332 | 12/19/17 | 05/30/18 | In compliance | Brian Pfister | 626 17th Ave S. | 7/25/2018 | \$2,800 |
| 17-31332 | 12/19/17 | 05/30/18 | In compliance | Brian Pfister | 626 17th Ave S. | 6/27/2018 | \$3,500 |
| 17-31332 | 12/19/17 | 05/30/18 | In compliance | Brian Pfister | 626 17th Ave S. | 5/23/2018 | \$3,100 |
| Total Amount of Liens Certified: | | | | | | | \$13,200 |

| Active Violations at Time First Lien was Certified | |
|--|--|
| 17-24904 | Crawl Space Open, Window Glass, Junk/Rubbish/Outdoor Storage, Walls exterior |
| 17-31332 | Permits |
| <i>Representative Present at CEB Hearing</i> No | |
| <i>Representative Present at</i> _____ of _____ <i>Lien Hearings</i> | |

| | | |
|--------------------------|-----------------|--|
| Person to Attend Hearing | Michael Michaud | If person attending hearing is not Owner, is Authorization to Represent on File? |
| | | |

Details: Regarding case 17-24904 there was no contact with the owner and some mail was signed for but signature was not legible. For case 17-31332 there was some contact with owner regarding status of case. In both cases the investigator was in contact with the contractor.



Report LR-8 Part 1 of 1

Report Prepared On: 6/12/2019

Meeting Date: 6/26/2019

Liens being considered below resulted from: Violations at the Property

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

| | | | |
|------------------|-----------------|----------------------------|------------|
| Property Address | 1037 79th St S. | Date of CEB Hearing | 10/25/2017 |
| Current Owner(s) | Terisue Lander | CEB Certified Mail Claimed | No |
| | | Date Property Posted | 10/13/2017 |

| | | | | | | |
|---|--------|----------------|-------|--------|------|--|
| Notices Mailed To Following Address(es) | Case # | 17-20522 | | Case # | | |
| | Street | 1037 79th ST S | | Street | | |
| | City | St. 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 |
|---|----------------|-----------------------|---------------|-----------------------|-----------------|---------------------|-----------------|
| 17-20522 | 08/10/17 | 03/15/17 | In compliance | Terisue Lander | 1037 79th St S. | 2/28/2018 | \$3,500 |
| 17-20522 | 08/10/17 | 03/15/17 | In compliance | Terisue Lander | 1037 79th St S. | 1/24/2018 | \$3,500 |
| 17-20522 | 08/10/17 | 03/15/17 | In compliance | Terisue Lander | 1037 79th St S. | 12/20/2017 | \$3,500 |
| 17-20522 | 08/10/17 | 03/15/17 | In compliance | Terisue Lander | 1037 79th St S. | 11/15/2017 | \$600 |
| Total Amount of Liens Certified: | | | | | | | \$11,100 |

| Active Violations at Time First Lien was Certified | |
|--|---------------------------|
| 17-20522 | Pool/Spa/Pond Maintenance |
| | |

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

| | | | |
|--------------------------|----------------|--|--|
| Person to Attend Hearing | Terisue Lander | If person attending hearing is not Owner, is Authorization to Represent on File? | |
| | | | |

Details: All mailed was returned because forwarding time expired. The only contact during the case was with an attorney stating the property is in foreclosure.

