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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:09/25/19

LR 1:	3758 10th Ave S	Owner(s):	Mae L Langston
LR 2:	800 64th Ave S.	Owner(s): Representative:	Alvin Williams Kevin Wells
LR 3:	1901 45th St S.	Owner(s): Representative:	EFC Pinellas 4 LLC Cheryl Carver
LR 4:	4821 12th Ave S.	Owner(s):	EFC Pinellas 4 LLC Cheryl Carver
LR 5:	1500 30th Ave N	Owner(s): Representative:	Kenneth Kottke Barry J. Flaherty
LR 6:	2510 5th Ave N.	Owner(s): Representative:	Vito Farese Revocable Living Trust Vito Farese
LR 7:	2035 18th Ave S.	Owner(s):	William Jackson
LR 8:	1200 70th St N.	Owner(s): Representative:	Trust No 1200 Our Property Rentals LLC Tre Justine Carcary
LR 9:	3556 5th Ave N.	Owner(s):	Maxine Feazell



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 9/10/2019

Meeting Date: 9/25/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	3758 10th Ave S.	Date of CEB Hearing	11/15/2006
Current Owner(s)	Mae L. Langston	CEB Certified Mail Claimed	No
		Date Property Posted	11/1/2006

Notices Mailed To Following Address(es)	Case #	06-17813		Case #		
	Street	3758 10th Ave 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
06-17813	08/17/06	08/06/07	In compliance	Mae Langston	3758 10th Ave S	12/19/2006	\$200
06-17813	08/17/06	08/06/07	In compliance	Mae Langston	3758 10th Ave S	3/27/2007	\$4,900
Total Amount of Liens Certified:							\$5,100

Active Violations at Time First Lien was Certified	
06-17813	Fascia/Soffit Disrepair
	Roof Disrepair
	Accessory Structure Repairs
Representative Present at CEB Hearing	
No	
Representative Present at	
1 of 3 Lien Hearings	

Person to Attend Hearing	Mae L Lanston	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details:
 11/01/06: Posting- Notice of hearing at violation address.
 11/15/06: Nov. Public Hearing: Owner/representative did not attend hearing. Board gave 30 days.
 11/27/19: Nov. Order of the Board addressed to Mae L Langston signed for by : Not legible
 12/19/06: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$200.00.
 01/18/19: Telephone Call: I called Mae and discussed case and hearing.
 01/23/07: Jan Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended for 60 days.
 03/27/07: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$4,900.00.
 04/24/07: Apr Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended for 20 days.
 05/11/07: Remove from Code Enforcement Board to Municipal Ordinance Violation
 08/06/07: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 9/10/2019

Meeting Date: 9/25/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	800 64th Ave S.	Date of CEB Hearing	07/26/2017 & 10/25/2017
Current Owner(s)	Alvin Williams	CEB Certified Mail Claimed	Yes
		Date Property Posted	07/11/2017 & 10/13/2017

Notices Mailed To Following Address(es)	Case #	17-10185	Case #	17-18494
	Street	800 64th Ave S	Street	800 64th Ave S
	City	St. Petersburg	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
17-10185	05/02/17	08/02/18	In activate to other case	Alvin Williams	800 64th Ave S.	9/27/2017	\$1,900
17-18494	07/24/17	07/24/18	In compliance	Alvin Williams	800 64th Ave S.	1/24/2018	\$3,500
17-18494	07/24/17	07/24/18	In compliance	Alvin Williams	800 64th Ave S.	12/20/2017	\$1,100
Total Amount of Liens Certified:							\$6,500

Active Violations at Time First Lien was Certified	
17-10185	Fence/Wall/Hedge Maintenance
	Junk/Rubbish/Outdoor Storage
17-18494	Permits

Representative Present at CEB Hearing	Yes for one hearing 17-18494
Representative Present at	1 of 3 Lien Hearings

Person to Attend Hearing	Kevin Wells	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details: For case 17-10185 there was contact with the contractor and someone did attend one lien hearing. No one attended the Code Enforcement Board meeting but the notice was signed for. All other mail was unclaimed. For case 17-18494 all mail was returned unclaimed but someone did attend the Code Enforcement Board meeting.



Report LR-3 Part 1 of 1

Report Prepared On: 9/10/2019

Meeting Date: 9/25/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	1901 45th St S.	Date of CEB Hearing	8/23/2017
Current Owner(s)	EFC Pinellas 4 LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	8/9/2017

Notices Mailed To Following Address(es)	Case #	17-10083	Case #	17-10083
	Street	2650 Bahia Vista St Ste 207	Street	1901 45th St S
	City	Sarasota	State	FL
	City	St. Petersburg	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
17-10083	05/01/17	12/12/17	In compliance	EFC Pinellas 4 LLC	1901 45th St S	11/15/2017	\$5,900
Total Amount of Liens Certified:							\$5,900

Active Violations at Time First Lien was Certified	
17-10083	Parking-Apron
	Parking- Residential Maintenance

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

Person to Attend Hearing	Cheryl Carver	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 07/19/17: Aug. Notice of Hearing addressed to EFC Pinellas 4 LLC signed by: Not legible
 08/09/17: Posting- Notice of hearing at violation address.
 08/23/17: Aug. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 09/05/17: Aug. Order of the Board addressed to EFC Pinellas 4 LLC signed for by : Not legible
 09/27/17: Sep. Special Magistrate Hearing: Owner/Representative attended hearing. Lien Extended by SM 30 days.
 11/15/17: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$5900.00.
 12/12/17: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 9/10/2019

Meeting Date: 9/25/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	4821 12th Ave S	Date of CEB Hearing	6/28/2017
Current Owner(s)	EFC Pinellas 2 LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	6/13/2017

Notices Mailed To Following Address(es)	Case #	17-7887	Case #	17-7887
	Street	2650 Bahia Vista St Ste 207	Street	4821 12th Ave S
	City	Sarasota	City	St. Petersburg
	State	FL	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
17-7887	04/05/17	10/26/17	In compliance	EFC Pinellas 2 LLC	4821 12th Ave S.	8/23/2017	\$3,100
Total Amount of Liens Certified:							\$3,100

Active Violations at Time First Lien was Certified	
17-7887	Parking-Apron

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

Person to Attend Hearing	Cheryl Carver	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 05/19/17: Aug. Notice of Hearing addressed to EFC Pinellas 2 LLC signed by: Jean Monosley
 06/13/17: Posting- Notice of hearing at violation address.
 06/28/17: Jun. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 08/23/17: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
 09/27/17: Sep. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days.
 10/26/17: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 9/11/2019

Meeting Date: 9/25/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	1500 30th Ave North				Date of CEB Hearing	1/23/2019	
Current Owner(s)	Kenneth J Kottke				CEB Certified Mail Claimed	Yes	
					Date Property Posted	1/9/2019	
Notices Mailed To Following Address(es)	Case #	18-28848		Case #			
	Street	1500 30th Ave N		Street			
	City	St. Petersburg	State	FL	City		State
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
18-28848	10/31/18	08/06/19	In compliance	Kenneth Kottke	1500 30th Ave N.	5/22/2019	\$2,800
18-28848	10/31/18	08/06/19	In compliance	Kenneth Kottke	1500 30th Ave N.	4/24/2019	\$2,800
18-28848	10/31/18	08/06/19	In compliance	Kenneth Kottke	1500 30th Ave N.	3/27/2019	\$2,800
18-28848	10/31/18	08/06/19	In compliance	Kenneth Kottke	1500 30th Ave N.	2/27/2019	\$1,000
Total Amount of Liens Certified:						\$9,400	
Active Violations at Time First Lien was Certified							
18-28848	Permits						
Representative Present at CEB Hearing						No	
Representative Present at						0	of 4 Lien Hearings
Person to Attend Hearing	Barry Flaherty				If person attending hearing is not Owner, is Authorization to Represent on File?		Yes

Details:

12/05/18: Telephone Call: Returned call to owner and left voicemail that case has already been sent CEB for Jan. so that gives him over a month to get permits. At that time if he has permits case will be pulled from hearing.

12/21/18: Jan. Notice of Hearing addressed to Kenneth Kottke signed by: Not legible

01/09/19: Posting- Notice of hearing at violation address.

01/23/19: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

02/07/19: Jan. Order of the Board addressed to Kenneth J Kottke signed for by : Not legible

02/27/19: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,000.00.

03/27/19: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.

04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.

05/22/19: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.

06/26/19: Jun Special Magistrate Hearing: Staff recommended deferral permits.

08/06/19: Close Case



Report LR-6 Part 1 of 1

Report Prepared On: 9/11/2019

Meeting Date: 9/25/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	2510 5th Ave N.			Date of CEB Hearing	4/25/2018
Current Owner(s)	Vito Farese Revocable Living Trust			CEB Certified Mail Claimed	No
				Date Property Posted	4/9/2018
Notices Mailed To Following Address(es)	Case #	17-29880	Case #		
	Street	3922 14th Ln NE		Street	
	City	St. 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
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	6/27/2018	\$3,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
Total Amount of Liens Certified:							\$17,800

Active Violations at Time First Lien was Certified	
17-29880	Land Development Regulations- Seating area on southside of structure, beyond roof line requires zoning approval.

Representative Present at CEB Hearing		No	
Representative Present at		0	of 6 Lien Hearings
Person to Attend Hearing	Vito Farese	If person attending hearing is not Owner, is Authorization to Represent on File?	
		N/A	

Details: All mail was returned unclaimed and no one attended any of the hearings. The posted notices were hand delivered to 2510 5th Ave North. There were some telephone conversations with the tenant.



Report LR-7 Part 1 of 1

Report Prepared On: 9/11/2019

Meeting Date: 9/25/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	2035 18th Ave S.	Date of CEB Hearing	2/24/2016
Current Owner(s)	William Jackson	CEB Certified Mail Claimed	No
		Date Property Posted	2/11/2016

Notices Mailed To Following Address(es)	Case #	15-27523 & 15-27534		Case #	
	Street	301 38th 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
15-27523	11/18/15	07/26/17	In compliance	William Jackson	2035 18th Ave S.	7/27/2016	\$3,500
15-27523	11/18/15	07/26/17	In compliance	William Jackson	2035 18th Ave S.	6/22/2016	\$2,800
15-27523	11/18/15	07/26/17	In compliance	William Jackson	2035 18th Ave S.	5/25/2016	\$3,100
15-27534	11/18/15	01/02/19	In compliance	William Jackson	2035 18th Ave S.	7/27/2016	\$3,500
15-27534	11/18/15	01/02/19	In compliance	William Jackson	2035 18th Ave S.	6/22/2016	\$2,800
15-27534	11/18/15	01/02/19	In compliance	William Jackson	2035 18th Ave S.	5/25/2016	\$3,100
Total Amount of Liens Certified:							\$18,800

Active Violations at Time First Lien was Certified	
15-27523	Walls exterior, crawl space open, electric disrepair/unsafe, permits
	Fascia/Soffit disrepair, soffit screens
Representative Present at CEB Hearing Yes	
Representative Present at 0 of 3 Lien Hearings	

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

Details: In both cases some of the mail was signed for and someone attended the Code Enforcement Board hearing. No one attended any of the lien hearings. There was contact with Ms. Williams before the and right after the CEB hearing. There was not other contact with owner until after the liens were certified.



Report LR-8 Part 1 of 1

Report Prepared On: 9/11/2019

Meeting Date: 9/25/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	1200 70th St N.			Date of CEB Hearing	3/27/2019		
Current Owner(s)	Trust No 1200 Our Property Rentals LLC Tre			CEB Certified Mail Claimed	No		
				Date Property Posted	3/8/2019		
Notices Mailed To Following Address(es)	Case #	18-32522		Case #	18-32522		
	Street	PO Box 130728		Street	2935 W Lawn Ave		
	City	Tampa	State	FL	City	Tampa	State
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
18-32522	12/19/18	07/17/19	In compliance	Trust No 1200	1200 70th St N	6/26/2019	\$5,250
18-32522	12/19/18	07/17/19	In compliance	Trust No 1200	1200 70th St N	5/22/2019	\$4,650
Total Amount of Liens Certified:							\$9,900
Active Violations at Time First Lien was Certified							
18-32522	Paved Areas Maintenance						

Representative Present at CEB Hearing	No
Representative Present at	0 of 2 Lien Hearings

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

Details:
 12/05/18: Telephone Call: Returned call to owner and left voicemail that case has already been sent CEB for Jan. so that gives him over a month to get permits. At that time if he has permits case will be pulled from hearing.
 03/05/19: Mar. Notice of Hearing addressed to Trust No 1200 signed by: Not legible
 03/08/19: Posting- Notice of hearing at violation address.
 03/27/19: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 04/16/19: Mar. Order of the Board addressed to Trust No 1200 signed for by : Justine Carcary
 04/16/19: Telephone Call: Returned call to Justine and left message. Owner claims parking lot is damaged from Sanitation emptying the dumpster.
 05/22/19: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$4,650.00.
 06/24/19: Electronic Mail: Email from Justine stating she can not attend lien hearing and wanting to know if meeting can be rescheduled. Returned email to Justine that hearing can not be rescheduled. Advised her to appoint someone to attend the meeting. Justine inquired about lien release once the violations have been corrected.
 06/26/19: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$5,250.00.
 07/17/19: Close Case



Report LR-9 Part 1 of 1

Report Prepared On: 9/11/2019

Meeting Date: 9/25/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	3556 5th Ave N.				Date of CEB Hearing	10/24/2007	
Current Owner(s)	Maxine Feazell				CEB Certified Mail Claimed	No	
					Date Property Posted	10/4/2007	
Notices Mailed To Following Address(es)	Case #	07-13180		Case #			
	Street	3556 5th Ave S		Street			
	City	St. Petersburg	State	FL	City		State
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
07-13180	06/29/07	12/10/08	voided	Maxine Feazell	3556 5th Ave S.	5/27/2008	\$1,750
07-13180	06/29/07	12/10/08	voided	Maxine Feazell	3556 5th Ave S.	4/22/2008	\$1,400
07-13180	06/29/07	12/10/08	voided	Maxine Feazell	3556 5th Ave S.	3/25/2008	\$1,400
07-13180	06/29/07	12/10/08	voided	Maxine Feazell	3556 5th Ave S.	2/26/2008	\$1,750
Total Amount of Liens Certified:						\$6,300	
Active Violations at Time First Lien was Certified							
07-13180	Permits						
Representative Present at CEB Hearing						Yes	
Representative Present at						0	of 4 Lien Hearings

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

Details:
 10/16/07: Oct. Notice of Hearing addressed to Maxine Feazell signed by: Not legible
 10/04/07: Posting- Notice of hearing at violation address.
 10/24/07: Oct. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
 11/19/07: Oct. Order of the Board addressed to Maxine Feazell returned : Unclaimed
 02/26/08: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,750.00.
 03/25/08: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,400.00.
 04/22/18: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,400.00.
 05/27/08: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,750.00.
 06/23/18: Case removed from CEB.
 12/10/08: Void Case

