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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:11-20-19

LR 1:	1110 Asturia Way S.	Owner(s):	Alma Bell Simmons Est.
		Representative:	Chanique L. Bell
LR 2:	4042 3rd Ave S.	Owner(s):	Rachael Magro
LR 3:	1934 44th St S.	Owner(s):	Sunshine Lenders LLC
		Representative:	Robert Earhart
LR 4:	1729 6th St S.	Owner(s):	J T T Properties LLC
		Representative:	Andy Nguyen
LR 5:	1271 Melrose Ave S.	Owner(s):	Wilson, Jamie & Dwayne
		Representative:	Tonya D. Wilson
LR 6:	1250 Dr. ML King Jr St N.	Owner(s):	Lisa Charest
LR 7:	2201 34th St S.	Owner(s):	FNSK Shopping Center Inc.
		Representative:	Trish Radebaugh



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 10/30/2019
Meeting Date: 11/20/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	1110 Asturia Way S.				Date of CEB Hearing	8/24/2005	
Current Owner(s)	Alma Simmons Bell Est.				CEB Certified Mail Claimed	No	
					Date Property Posted	8/11/2005	
Notices Mailed To Following Address(es)	Case #	05-5383		Case #			
	Street	1110 Asturia Way 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
05-5383	03/04/05	03/29/06	In compliance	Alma S. Bell	1110 Asturia Way S.	10/25/2005	\$1,850
05-5383	03/04/05	03/29/06	In compliance	Alma S. Bell	1110 Asturia Way S.	11/15/2005	\$1,050
05-5383	03/04/05	03/29/06	In compliance	Alma S. Bell	1110 Asturia Way S.	12/13/2005	\$1,400
Total Amount of Liens Certified:							\$4,300
Active Violations at Time First Lien was Certified							
05-5383	Sod/Ground Cover						
	Inoperative Motor Vehicle						
	Window Glass						
Representative Present at CEB Hearing						No	
Representative Present at						2	of 5 Lien Hearings
Person to Attend Hearing	Chanique L. Bell				If person attending hearing is not Owner, is Authorization to Represent on File?		

Details:

08/11/05: Posting- Notice of hearing at violation address.
 08/16/05: Aug. Notice of Hearing addressed to Alma Bell returned: Unclaimed
 08/22/05: Telephone Call: Received call from Alma Bell. She is in surgery and will not be able to attend. Spoke with her about violations in detail. She will take of violations in recommended time. One vehicle belongs to Nephew.
 08/24/05: Aug. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 09/23/05: Aug. Order of the Board addressed to Alma Bell signed for by : Alma Bell
 09/23/05: Received call from Alma Bell. She will call again.
 09/27/05: Sep Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended for 25 days.
 10/25/05: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,850.00.
 11/15/05: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,050.00.
 12/13/05: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,400.00.
 01/24/06: Jan Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended for 30 days.
 03/29/06: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 11/1/2019

Meeting Date: 11/20/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	4042 3rd Ave S.	Date of CEB Hearing	9/23/2009
Current Owner(s)	Rachael Magro	CEB Certified Mail Claimed	Yes
		Date Property Posted	9/11/2009

Notices Mailed To Following Address(es)	Case #	09-4388		Case #		
	Street	2335 Deer Creek Trl		Street		
	City	Deerfield 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
04-4388	03/13/09	01/21/10	voided	Rachael Magro	4042 3rd Ave S.	12/15/2009	\$2,800
04-4388	03/13/09	01/21/10	voided	Rachael Magro	4042 3rd Ave S.	11/17/2009	\$2,100
04-4388	03/13/09	01/21/10	voided	Rachael Magro	4042 3rd Ave S.	10/27/2009	\$900
Total Amount of Liens Certified:							\$5,800

Active Violations at Time First Lien was Certified			
Sep-88	Junk/Rubbish/Outdoor Storage		
	Fence/Wall/Hedge Maintenance		
	Maintenance-Structure Parts		
Representative Present at CEB Hearing		No	
Representative Present at		0	of 3 Lien Hearings

Person to Attend Hearing	Rachael Magro	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details:
 08/17/09: Sep. Notice of Hearing addressed to Rachael Magro signed by: Allen Grzgs
 09/11/09: Posting- Notice of hearing at violation address.
 09/23/09: Sep. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 10/27/09: Sep. Order of the Board addressed to Rachael Magro returned: Unclaimed
 10/27/09: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$900.00.
 11/17/09: Nov Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,100.00.
 12/15/09: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.
 01/21/10: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 11/5/2019

Meeting Date: 11/20/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	1934 44th St S.	Date of CEB Hearing	4/27/2011
Current Owner(s)	Sunshine Lenders, LLC	CEB Certified Mail Claimed	No
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	11-515	Case #	11-515
	Street	19451 Sheridan St Ste 325	Street	300 31st St N. Ste 238
	City	Fort Lauderdale	State	FL
	City	St. Petersburg	State	FL

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
11-515	01/10/11	09/26/11	In compliance	Sunshine Lenders	1934 44th St S.	6/21/2011	\$3,000
Total Amount of Liens Certified:							\$3,000

Active Violations at Time First Lien was Certified	
11-515	Junk/Rubbish/Outdoor Storage
	Parking-Residential Maintenance

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

Person to Attend Hearing	Robert Earhart	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 03/17/11: Apr. Notice of Hearing addressed to Edge Real Estate returned: Attempted - not known
 03/29/11: Apr. Notice of Hearing addressed to Sunshine Lenders returned: Not Deliverable as Addressed
 04/27/11: Apr. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 06/01/11: Apr. Order of the Board addressed to Sunshine Lenders returned: Not Deliverable as addressed
 06/21/11: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3,000.00.
 08/23/11: Aug Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended 15 days.
 09/26/11: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 11/6/2019

Meeting Date: 11/20/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	1729 6th St South A	Date of CEB Hearing	6/26/2019
Current Owner(s)	J T T Properties LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	6/6/2019

Notices Mailed To Following Address(es)	Case #	19-7619	Case #	
	Street	7370 70th Ave N.	Street	
	City	Pinellas Park	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
19-00007619	03/26/19	09/25/19	In compliance	JTT Properties	1729 6th ST S A	8/28/2019	\$3,800
Total Amount of Liens Certified:							\$3,800

Active Violations at Time First Lien was Certified	
19-7619	Walls-exterior
	Paint - Main Structure
	Window glass

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

Person to Attend Hearing	Andy Nguyen	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 05/14/19: Jun. Notice of Hearing addressed to JTT Properties LLC signed: Not legible
 06/06/19: Posting- Notice of hearing at violation address.
 06/26/19: Jun. Public Hearing: Owner/representative attended hearing. Board gave 25 days.
 07/09/19: Jul. Order of the Board addressed to JTT Properties signed by: Not Legible
 08/28/19: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3,800.00.
 09/25/19: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 11/6/2019

Meeting Date: 11/20/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	1271 Melrose Ave S.	Date of CEB Hearing	4/26/2017
Current Owner(s)	Jamie and Dwayne Wilson	CEB Certified Mail Claimed	Yes
		Date Property Posted	4/6/2017

Notices Mailed To Following Address(es)	Case #	16-28007		Case #	
	Street	PO Box 13523		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
16-00028007	12/19/16	09/26/17	In compliance	Jamie & Dwayne Wilson	1271 Melrose Ave S.	7/26/2017	\$2,800
16-00028007	12/19/16	09/26/17	In compliance	Jamie & Dwayne Wilson	1271 Melrose Ave S.	6/28/2017	\$3,800
Total Amount of Liens Certified:							\$6,600

Active Violations at Time First Lien was Certified	
16-28007	Junk/Rubbish/Outdoor Storage

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

Person to Attend Hearing	Tonya Wilson	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 03/27/17: Apr. Notice of Hearing addressed to Dwayne Wilson signed by: Tonya Wilson
 04/06/17: Posting- Notice of hearing at violation address.
 04/26/17: Apr. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
 06/28/17: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3800.00.
 07/24/17: Apr. Order of the Board addressed to Dwayne Wilson returned: Unclaimed
 07/26/17: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2800.00.
 08/23/17: Aug Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended 30 days
 09/26/17: Close Case



Report LR-6 Part 1 of 1

Report Prepared On: 11/6/2019

Meeting Date: 11/20/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	1250 Dr. ML King Jr St N				Date of CEB Hearing	10/24/2018	
Current Owner(s)	Lisa Charest				CEB Certified Mail Claimed	Yes	
					Date Property Posted	10/10/2018	
Notices Mailed To Following Address(es)	Case #	18-16246		Case #			
	Street	1250 Dr. ML King Jr St N.		Street			
	City	St. Petersburg	State	FL	City		State
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
18-16246	06/27/18	10/04/19	In compliance	Lisa Charest	1250 Dr. ML King Jr St N.	1/23/2019	\$1,750
18-16246	06/27/18	10/04/19	In compliance	Lisa Charest	1250 Dr. ML King Jr St N.	12/19/2018	\$1,600
Total Amount of Liens Certified:							\$3,350
Active Violations at Time First Lien was Certified							
18-16246	Accessory Structure Repairs						
Representative Present at CEB Hearing						No	
Representative Present at						0	of 2 Lien Hearings
Person to Attend Hearing	Lisa Charest				If person attending hearing is not Owner, is Authorization to Represent on File?		

Details:
 09/27/18: Sep. Notice of Hearing addressed to Lisa Charest signed by: Adrianna Nora
 10/10/18: Posting- Notice of hearing at violation address.
 10/23/18: Telephone Call: Lisa stated that permits are in process and to know if she needed to attend hearing. I explained to her the process of what would happen if she did not attend. She stated that she did not want to take the day off work and will take the 25 days recommended.
 10/24/18: Oct. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 11/09/18: Oct. Order of the Board addressed to Lisa Charest signed for by : Lisa Charest
 12/19/18: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1600.00.
 01/23/19: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,750.00.
 02/01/19: Telephone Call: Supervisor Andrea Brown spoke with Lisa who was upset that liens have been certified on her property. She stated that Susan Leno told her not to attend because the permit was in process. I explained that until the permit is active the case proceeds.
 02/27/19: Feb Special Magistrate Hearing: Staff recommended deferral- permits
 10/04/19: Close Case



Report LR-7 Part 1 of 1

Report Prepared On: 11/7/2019

Meeting Date: 11/20/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	2201 34th St S.	Date of CEB Hearing	5/22/2019
Current Owner(s)	FNSK Shopping Center Inc.	CEB Certified Mail Claimed	No
		Date Property Posted	5/9/2019

Notices Mailed To Following Address(es)	Case #	19-1233	Case #	19-1233
	Street	4401 W Kennedy Blvd Ste 100	Street	8902 North Dale Mabry Hwy
	City	Tampa	City	Tampa
	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
19-1233	01/15/19	10/28/19	In compliance	FNSK Shopping Center Inc	2201 34th St S.	8/28/2019	\$800
Total Amount of Liens Certified:							\$800

Active Violations at Time First Lien was Certified			
19-1233	Parking Commercial- Maintenance		
	Maintenance- Structure Parts		
	Parking Striping		
Representative Present at CEB Hearing		Yes	
Representative Present at		0 of 1	Lien Hearings

Person to Attend Hearing	Trish Radebaugh	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details:
 02/05/19: Telephone Call: Talked to representative of the property management to discuss the violations.
 04/22/19: May Notice of Hearing addressed to FNSK Shopping Center Inc. returned: Attempted not known
 05/09/19: Posting- Notice of hearing at violation address.
 05/20/19: May. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
 06/05/19: May. Order of the Board addressed to FNSK Shopping Center Inc. returned: Attempted-not known
 08/28/19: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$800.00.
 09/25/19: Sep. Special Magistrate Hearing: Staff recommended deferral- permits
 10/28/19: Close Case

