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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:12-18-19

LR 1:	1110 Asturia Way S.	Owner(s):	Alma Bell Simmons Est.
		Representative:	Chanique L. Bell
LR 2:	4161 Beach Dr SE.	Owner(s):	Park Shore Investments
		Representative:	Emma Gamez Melissa Fezy
LR 3:	4118 18th Ave S.	Owner(s):	Qsheba Training Inc.
		Representative:	Dor Haim
LR 4:	170 98th Ave N.	Owner(s):	Nationstar MTG LLC
		Representative:	Robertson, Anschutz & Schneid PL
LR 5:	4319 14th Ave S.	Owner(s):	Do Property Group LLC
		Representative:	Tim Cuyler
LR 6:	115 39th St S.	Owner(s):	Freeworld Concepts LLC
		Representative:	Calvis Harrison
LR 7:	7326 10th Ave N.	Owner(s):	John L. Crofts



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 12/2/2019

Meeting Date: 12/18/2019

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: 12/2/2019

Meeting Date: 12/18/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	4161 Beach Dr SE				Date of CEB Hearing	1/24/2018	
Current Owner(s)	Park Shore Investments LLC				CEB Certified Mail Claimed	No	
					Date Property Posted	1/9/2018	
Notices Mailed To Following Address(es)	Case #	17-27031		Case #	17-27031		
	Street	4570 Van Nuys Blvd STE 493		Street	155 Office Plaza Dr. STE A		
	City	Sherman Oaks	State	CA	City	Tallahassee	State
0	Active Violation Cases Currently at Subject Property						
8	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
17-27031	10/25/17	08/08/18	In compliance	Park Shore Investments	4161 Beach Dr SE	6/27/2018	\$3,500
17-27031	10/25/17	08/08/18	In compliance	Park Shore Investments	4161 Beach Dr SE	5/23/2018	\$2,800
17-27031	10/25/17	08/08/18	In compliance	Park Shore Investments	4161 Beach Dr SE	4/25/2018	\$2,800
17-27031	10/25/17	08/08/18	In compliance	Park Shore Investments	4161 Beach Dr SE	3/28/2018	\$2,800
17-27031	10/25/17	08/08/18	In compliance	Park Shore Investments	4161 Beach Dr SE	2/28/2018	\$1,000
Total Amount of Liens Certified:							\$12,900
Active Violations at Time First Lien was Certified							
17-27031	Fascia/Soffit Disrepair						
Representative Present at CEB Hearing					No		
Representative Present at					0	of	5
					Lien Hearings		
Person to Attend Hearing	Emma Gamez and Melissa Fezy				If person attending hearing is not Owner, is Authorization to Represent on File?	Yes	

Details:

12/11/17: Jan. Notice of Hearing addressed to Park Shore Investments LLC returned: Forward Time Exp Rtn to Sender
 01/09/18: Posting- Notice of hearing at violation address.
 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 Park Shore Investments returned: Insufficient Address
 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 did not attend hearing. Lien certified for \$2,800.00.
 04/25/18: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.
 05/23/18: May. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.
 06/27/18: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3,500.00.
 08/08/18: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 12/3/2019

Meeting Date: 12/18/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	4118 18th Ave S			Date of CEB Hearing	No
Current Owner(s)	Qsheba Training Inc.			CEB Certified Mail Claimed	Yes
				Date Property Posted	2/5/2019
Notices Mailed To Following Address(es)	Case #	18-30885	Case #	18-30885	
	Street	4118 18th Ave s	Street	29 1st Street STE 701	
	City	St. Petersburg	State	FL	City
				State	NJ

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
18-30885	11/28/18	11/25/19	In compliance	Qsheba Training Inc.	4118 18th Ave S.	7/24/2019	\$2,800
18-30885	11/28/18	11/25/19	In compliance	Qsheba Training Inc.	4118 18th Ave S.	6/26/2019	\$3,500
18-30885	11/28/18	11/25/19	In compliance	Qsheba Training Inc.	4118 18th Ave S.	5/22/2019	\$2,800
18-30885	11/28/18	11/25/19	In compliance	Qsheba Training Inc.	4118 18th Ave S.	4/24/2019	\$3,100
Total Amount of Liens Certified:							\$12,200

Active Violations at Time First Lien was Certified	
18-30885	Walls-exterior
	Window Screens
	Legal Premises Agent
Representative Present at CEB Hearing	
No	
Representative Present at	
0 of 4 Lien Hearings	

Person to Attend Hearing	Dor Haim	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:

02/05/19: Posting- Notice of hearing at violation address.
 02/07/19: Feb. Notice of Hearing addressed to Qsheba Training Inc returned: Unclaimed
 02/27/19: Feb. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 04/04/19: Feb. Order of the Board addressed to Qsheba Training returned: Unclaimed
 04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3100.00
 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: Owner/Representative did not attend hearing. Lien Certified for \$3,500.00.
 07/24/19: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.
 10/15/19: Municipal Ordinance Violation Completed.
 11/25/19: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 12/5/2019

Meeting Date: 12/18/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	170 98th Ave N.			Date of CEB Hearing	5/22/2019		
Current Owner(s)	Nationstar Mortgage LLC			CEB Certified Mail Claimed	Yes		
	Deutsche Bank Trust Co Americas Tre			Date Property Posted	5/7/2019		
Notices Mailed To Following Address(es)	Case #	19-4628	Case #	19-4628			
	Street	PO Box 619080	Street	1200 S. Pine Island Rd.			
	City	Dallas	State	TX	City	Plantation	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
19-4628	02/25/19	09/06/19	In compliance	Nationstar/Deutsche	170 98th Ave N.	7/24/2019	\$7,000
19-4628	02/25/19	09/06/19	In compliance	Nationstar/Deutsche	170 98th Ave N.	6/26/2019	\$5,000
Total Amount of Liens Certified:							\$12,000

Active Violations at Time First Lien was Certified	
19-4628	Seawall disrepair
Representative Present at CEB Hearing	
No	
Representative Present at	
1 of 2 Lien Hearings	

Person to Attend Hearing	Robertson, Anschutz & Schneid PI	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 04/03/19: Telephone Call: Received call from Meghan Byrne said they will be doing an assessment of the property.
 04/22/19: May. Notice of Hearing addressed to Deutsche Bank Trust signed by: Allen Vanlandingham
 05/07/19: Posting- Notice of hearing at violation address.
 05/21/19: Telephone Call: Spoke with Meghan Byrne and reminded her about tomorrow's hearing and our recommendation for non compliance. They have an engineer report and have submitted bids.
 05/22/19: May. Public Hearing: Owner/representative did not attend hearing. Board gave 15 days.
 05/28/19: Telephone Call: Spoke with Ms. Sloat-Rogers, an attorney called to inquire about the status of the case. I confirmed with her the date and time of the next SM hearing. She asked if someone can attend the hearing.
 06/25/19: May. Order of the Board addressed to Deutsche Bank Trust Co signed for by : Allen Vanlandingham
 06/26/19: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$5,000.00
 07/24/19: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. SM Certified Lien for \$7,000.00.
 08/28/19: Aug. Special Magistrate Hearing: Staff recommended deferral permits.
 09/06/19: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 12/5/2019

Meeting Date: 12/18/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	4319 14th Ave S.	Date of CEB Hearing	05/20/2015 / 07/22/2015
Current Owner(s)	Do Property Group	CEB Certified Mail Claimed	Yes
		Date Property Posted	5/7/2015

Notices Mailed To Following Address(es)	Case #	15-5331 and 14-24240		Case #	
	Street	2211 Ashley Oaks Cir		Street	
	City	Wesley Chapel	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
14-24240	11/20/14	03/26/19	Voided	Do Property Group	4319 14th Ave S.	9/22/2015	\$2,800
14-24240	11/20/14	03/26/19	Voided	Do Property Group	4319 14th Ave S.	8/25/2015	\$3,500
14-24240	11/20/14	03/26/19	Voided	Do Property Group	4319 14th Ave S.	7/21/2015	\$2,800
14-24240	11/20/14	03/26/19	Voided	Do Property Group	4319 14th Ave S.	6/23/2015	\$900
15-5331	03/19/15	07/20/16	Voided	Do Property Group	4319 14th Ave S.	9/22/2015	\$2,800
15-5331	03/19/15	07/20/16	Voided	Do Property Group	4319 14th Ave S.	8/25/2015	\$900
Total Amount of Liens Certified:							\$13,700

Active Violations at Time First Lien was Certified	
14-24240	Window Glass, Porch disrepair, Walls- exterior, Fascia/Soffit disrepair, Roof disrepair permits
15-5331	Certificate of Inspection Required
Representative Present at CEB Hearing	
No	
Representative Present at	
0 of 6 Lien Hearings	

Person to Attend Hearing	Tim Cuyler	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details: All mail sent to Do Property Group was signed for and no one attended any of the hearings. There was no contact with the owner during either case.



Report LR-6 Part 1 of 1

Report Prepared On: 12/5/2019

Meeting Date: 12/18/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	115 39th St S.	Date of CEB Hearing	4/24/2019
Current Owner(s)	Freeworld Concepts LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	4/11/2019

Notices Mailed To Following Address(es)	Case #	19-2334	Case #	19-2334
	Street	4000 38th St S	Street	2850 34th St N. #375
	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
19-00002334	01/30/19	10/16/19	In compliance	Freeworld Concepts LLC	115 39th St S.	7/24/2019	\$2,800
19-00002334	01/30/19	10/16/19	In compliance	Freeworld Concepts LLC	115 39th St S.	6/26/2019	\$3,800
Total Amount of Liens Certified:							\$6,600

Active Violations at Time First Lien was Certified			
19-2334	Paint-main structure		
	Walls-exterior		
	Floors-interior		
	Electric disrepair/unsafe		
	Permits		
Representative Present at CEB Hearing		No	
Representative Present at		2 of 3	Lien Hearings

Person to Attend Hearing	Calvis Harrison	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 03/19/19: Mar. Notice of Hearing addressed to Freeworld Concepts LLC signed by: Not legible
 04/11/19: Posting- Notice of hearing at violation address.
 04/24/19: Apr. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 05/29/19: May Order of the Board addressed to Freeworld Concepts LLC returned: Unclaimed
 06/26/19: Jun . Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3,800.00.
 07/24/19: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
 08/28/19: Aug. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days.
 10/16/19: Close Case



Report LR-7 Part 1 of 1

Report Prepared On: 12/5/2019

Meeting Date: 12/18/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	7326 10th Ave N.	Date of CEB Hearing	3/22/2017
Current Owner(s)	John L. Crofts	CEB Certified Mail Claimed	2/13/2017
		Date Property Posted	3/9/2017

Notices Mailed To Following Address(es)	Case #	17-20	Case #	17-318
	Street	7326 10th Ave N.	Street	7326 10th Ave N.
	City		City	
	State		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
17-0000020	01/03/17	11/07/17	In compliance	John Crofts	7326 10th Ave N.	8/23/2017	\$2,800
17-0000020	01/03/17	11/07/17	In compliance	John Crofts	7326 10th Ave N.	7/26/2017	\$2,800
17-0000020	01/03/17	11/07/17	In compliance	John Crofts	7326 10th Ave N.	6/28/2017	\$3,800
17-0000318	01/04/17	01/25/19	In compliance	John Crofts	7326 10th Ave N.	8/23/2017	\$2,800
17-0000318	01/04/17	01/25/19	In compliance	John Crofts	7326 10th Ave N.	7/26/2017	\$2,800
17-0000318	01/04/17	01/25/19	In compliance	John Crofts	7326 10th Ave N.	6/28/2017	\$3,800
17-0000318	01/04/17	01/25/19	In compliance	John Crofts	7326 10th Ave N.	11/15/2017	\$8,400
Total Amount of Liens Certified:							\$27,200

Active Violations at Time First Lien was Certified	
17-020	Kitchen Area, Plumbing, Ceiling, Electric disrepair, Maintenance-Structure, Door-exterior window, and walls-interior.
17-318	Walls-exterior, parking-apron, Paint-main structure, Permits, Maintenance-Structure
Representative Present at CEB Hearing Yes	
Representative Present at 1 of 5 Lien Hearings	

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

Details:

02/13/17: Mar. Notice of Hearing for both cases addressed to John L Crofts signed by: Breyann Baker
03/09/17: Posting- Notice of hearing at violation address.
03/22/17: Mar. Public Hearing: Owner/representative attended hearing for both cases. Board gave 60 days.
04/03/17: Mar. Order of the Board addressed to John Crofts signed for by : Not legible
06/28/17: Jun. Special Magistrate Hearing: Owner/Rep. did not attend. Lien Certified for \$3,800.00 on both cases.
07/26/17: Jul. Special Magistrate Hearing: Owner/Rep. did not attend. Lien Certified for \$2,800.00 on both cases.
08/23/17: Aug. Special Magistrate Hearing: Owner/Rep. did not attend. Lien Certified for \$2,800.00 on both cases.
09/27/17: Sep. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended for 30 days.
11/07/17: Close Case 17-020
11/15/17: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$8,400.00.
11/30/17: Case removed from CEB/SM. Will proceed with MOV.
04/09/18: Municipal Ordinance Violation
01/25/19: Close Case

