



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 01/22/2019

LR 1: 130 87th Ave N.

Owner(s): Diane Elbert
Representative: Angela Elbert

LR 2: 4319 14th Ave S

Owner(s): Do Property Group
Representative: Tim Cuyler

LR 3: 320 38th St S

Owner(s): Lester Hines/LJI Properties LLC



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 1/6/2020

Meeting Date: 1/22/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	130 87th Ave North			Date of CEB Hearing	6/28/2017
Current Owner(s)	Diane Elbert			CEB Certified Mail Claimed	yes
				Date Property Posted	N/A
Notices Mailed To Following Address(es)	Case #	17-6892	Case #		
	Street	3112 SE Burton St	Street		
	City	Topeka	State	KS	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
17-6892	03/21/17	08/29/19	In compliance	Diane Elbert	130 87th Ave N.	11/15/2017	\$2,100
17-6892	03/21/17	08/29/19	In compliance	Diane Elbert	130 87th Ave N.	10/25/2017	\$2,800
17-6892	03/21/17	08/29/19	In compliance	Diane Elbert	130 87th Ave N.	9/27/2017	\$3,500
17-6892	03/21/17	08/29/19	In compliance	Diane Elbert	130 87th Ave N.	8/23/2017	\$3,100
Total Amount of Liens Certified:							\$11,500

Active Violations at Time First Lien was Certified	
17-6892	Paint-main structure
	Maintenance- Structure/Parts

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

Person to Attend Hearing	Angela Elbert	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 05/19/17: Jun. Notice of Hearing addressed to Diane Elbert returned: Diane Elbert
 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 did not attend hearing. Lien Certified for \$3,500.00.
 10/25/17: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.
 11/15/17: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,100.00.
 12/19/17: Case removed from CEB process.
 06/25/19: Telephone Call: Received call from Angela Elbert about the code violations. Her mother has been deceased for about 2 years and property is in probate.
 07/09/19: Telephone Call: Received call from Angela regarding violations at property. Explained possible solutions to resolve and the next step is the MOV. She stated she would get someone to get started on the property.
 08/27/19: Electronic Mail: Received email from Angela showing violations corrected at property.
 08/29/19: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 1/7/2020

Meeting Date: 1/22/2020

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-3 Part 1 of 1

Report Prepared On: 1/9/2020

Meeting Date: 1/22/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	320 38th St S.	Date of CEB Hearing	6/22/2016
Current Owner(s)	Lester Hines/LJI Properties LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	6/8/2016

Notices Mailed To Following Address(es)	Case #	16-4452	Case #	
	Street	10383 Homestead Dr	Street	
	City	Brownsburg	State	IN

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
16-4452	03/14/16	09/09/16	In compliance	Lester Hines	320 38th St S.	7/27/2016	\$1,000
Total Amount of Liens Certified:							\$1,000

Active Violations at Time First Lien was Certified	
16-4452	Permits

Representative Present at CEB Hearing	No
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Lester Hines	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details:
 05/18/16: Jun. Notice of Hearing addressed to Lester Hines signed by: Not Legible
 05/19/16: Telephone Call: Received call from Mr. Hines that he is in the process of having the electrician pull the permit.
 06/22/16: Jun. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 07/18/16: Jun Order of the Board addressed to Lester Hines returned not deliverable.
 07/18/16: Jul Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.
 08/17/16: Case removed from CEB process to MOV process.
 09/09/16: Close Case

