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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:10/28/2020

LR 1:	1465 13th St S	Owner(s):	Stephen & Teresa Williams
		Representative:	Greg Showers
LR 2:	609 9th Ave N	Owner(s):	Elizabeth Szeltner
LR 3:	3729 11th Ave S	Owner(s):	Betty J. Hicks Est.
		Representative:	Jermain A. Stewart/Carlos Wood
LR 4:	1221 4th St N	Owner(s):	Noordstar Developmet IV LLC
LR 5:	1217 19th St S	Owner(s):	Hauk, Karen
LR 6:	1234 James Ave S	Owner(s):	Hauk, Karen



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 3/9/2020

Meeting Date: 10/28/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	1465 13th St S.			Date of CEB Hearing	2/25/2015
Current Owner(s)	Stephen & Teresa Williams			CEB Certified Mail Claimed	Yes
				Date Property Posted	Yes
Notices Mailed To Following Address(es)	Case #	14-14009	Case #		
	Street	3861 38th St S	Street		
	City	St. Petersburg	State	FL	City

0	Active Violation Cases Currently at Subject Property
4	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
14-14009	07/15/14	08/03/17	In compliance	Stephen & Teresa Williams	1465 13th St S.	10/21/2015	\$12,000
14-14009	07/15/14	08/03/17	In compliance	Stephen & Teresa Williams	1465 13th St S.	6/23/2015	\$2,800

Total Amount of Liens Certified: **\$14,800**

Active Violations at Time First Lien was Certified

14-14009	Certificate of Inspection Required
	Illegal units
	Paint Main Structure
	Accessory structure- repairs

Representative Present at CEB Hearing Yes

Representative Present at 1 of 3 **Lien Hearings**

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

- 01/12/15: Feb. Notice of Hearing addressed to Owner returned: Unclaimed
- 02/11/15: Posting- Notice of hearing at violation address.
- 02/25/15: Feb. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
- 03/09/15: Order of the Board addressed to owner signed by: Not legible
- 05/26/15: Telephone Conversation: Received voicemail from Greg Showers. Returned call spoke to receptionist. Received another call & spoke to Greg Showers. Explained upcoming steps in the case & Special Magistrate process.
- 06/23/15: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
- 07/21/15: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended 60 days by SM.
- 09/22/15: Telephone Conversation: Received voicemail from Greg Showers. Requesting inspection appointment.
- 10/21/15: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$12,000.00.
- 11/16/15: Case Removed from CEB process.
- 08/03/17: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 9/9/2020

Meeting Date: 10/28/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	609 9TH Ave N			Date of CEB Hearing	5/22/2019
Current Owner(s)	Szeltner, Elizabeth			CEB Certified Mail Claimed	N/A
				Date Property Posted	5/6/2019
Notices Mailed To Following Address(es)	Case #	19-2210	Case #		
	Street	207 6th St N Apt A	Street		
	City	Safety Harbor	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
19-3210	01/29/19	08/19/20	In compliance	Szeltner, Elizabeth	609 9th Ave N.	1/22/2020	\$3,500
19-3210	01/29/19	08/19/20	In compliance	Szeltner, Elizabeth	609 9th Ave N.	12/18/2019	\$2,800
19-3210	01/29/19	08/19/20	In compliance	Szeltner, Elizabeth	609 9th Ave N.	11/20/2019	\$2,800
19-3210	01/29/19	08/19/20	In compliance	Szeltner, Elizabeth	609 9th Ave N.	10/23/2019	\$2,800
19-3210	01/29/19	08/19/20	In compliance	Szeltner, Elizabeth	609 9th Ave N.	9/25/2019	\$2,800
19-3210	01/29/19	08/19/20	In compliance	Szeltner, Elizabeth	609 9th Ave N.	8/28/2019	\$3,500
19-3210	01/29/19	08/19/20	In compliance	Szeltner, Elizabeth	609 9th Ave N.	7/24/2019	\$2,800
19-3210	01/29/19	08/19/20	In compliance	Szeltner, Elizabeth	609 9th Ave N.	6/26/2019	\$1,000
Total Amount of Liens Certified:							\$22,000

Active Violations at Time First Lien was Certified			
19-2210	Permits- After the fact permit is required for two new entrance doors.		
Representative Present at CEB Hearing		Yes	
Representative Present at		0	of 8 Lien Hearings

Person to Attend Hearing	Elizabeth Szeltner	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:

03/14/19: Misc. Information: Stop work order issued by building inspector.

05/22/19: Pre-CEB Conference- Owner came to CEB hearing, decided to accept recommended 25 days. Did not stay for hearing.

05/22/19: May. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.

06/04/19: May Order of the Board addressed to owner returned : Return to sender

06/26/19: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,000.00

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 did not attend hearing. Lien Certified for \$3,500.00

09/25/19: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00

10/23/19: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00

11/20/19: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00

12/18/19: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00

01/22/20: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3,500.00

02/11/20: Case removed from CEB/SM.

07/07/20: Telephone Conversation: Spoke to contractor and informed him to look at case online and contact construction services for permit information.

08/10/20: Returned call to owner and left voicemail I have verified that a permit is in process and will monitor.

08/19/20: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 5/21/2020

Meeting Date: 10/28/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	3729 11th Ave S.			Date of CEB Hearing	N/A
Current Owner(s)	Betty J Hicks Est.			CEB Certified Mail Claimed	N/A
				Date Property Posted	N/A
Notices Mailed To Following Address(es)	Case #	17-16971, 7-2166, 03-22927, 1-2283		Case #	
	Street	3729 11th 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
17-16971	07/11/17	02/19/20	In compliance	Betty J Hicks Est.	3729 11th Ave S.	3/28/2018	\$2,800
17-16971	07/11/17	02/19/20	In compliance	Betty J Hicks Est.	3729 11th Ave S.	2/28/2018	\$3,600
07-2166	01/30/07	03/04/08	In compliance	Betty J Hicks	3729 11th Ave S.	12/18/2007	\$250
07-2166	01/30/07	03/04/08	In compliance	Betty J Hicks Est.	3729 11th Ave S.	1/22/2008	\$1,750
03-22927	11/20/03	11/05/04	In compliance	Betty J Hicks	3729 11th Ave S.	9/22/2004	\$400
01-2283	02/06/01	08/23/02	In compliance	Betty J Hicks	3729 11th Ave S.	8/22/2001	\$650
01-2283	02/06/01	08/23/02	In compliance	Betty J Hicks	3729 11th Ave S.	9/26/2001	\$1,750
Total Amount of Liens Certified:							\$11,200

Active Violations at Time First Lien was Certified			
17-16971	Fascia/Soffit Disrepair, Paint, Walls, Roof Disrepair, Maintenance-Structure Parts		
07-2166	Inoperative Motor Vehicle, Junk/Rubbish/Outdoor Storage		
03-22927	Inoperative Motor Vehicle, Junk/Rubbish/Outdoor Storage, Fence Disrepair		
01-2283	Inoperative Motor Vehicle, Junk/Rubbish/Outdoor Storage		
Representative Present at CEB Hearing			Yes
Representative Present at			0 of 7 Lien Hearings

Person to Attend Hearing	Jermain A. Stewart / Carlos Wood	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
	Representative for Estate		

Details: Son of deceased owner Jermain A. Stewart was not aware of violations. Mr. Stewart found out about liens when the city started foreclosure proceedings.



Report LR-4 Part 1 of 1

Report Prepared On: 9/28/2020

Meeting Date: 10/28/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	1221 4th St N.			Date of CEB Hearing	1/27/2016
Current Owner(s)	Noordstar Development IV LLC			CEB Certified Mail Claimed	Yes
				Date Property Posted	1/15/2016
Notices Mailed To Following Address(es)	Case #	15-24496	Case #		
	Street	1004 Charles St	Street		
	City	Clearwater	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
19-00007133	03/21/19	05/05/20	In compliance	Noordstar Development IV LLC	1221 4th St N.	2/26/2020	\$18,900
19-00007133	03/21/19	05/05/20	In compliance	Noordstar Development IV LLC	1221 4th St N.	10/23/2019	\$4,200
Total Amount of Liens Certified:							\$23,100

Active Violations at Time First Lien was Certified	
19-7133	Paint - main structure
	Fascia/ Soffit disrepair
	Tree/Branches Hazardous

Representative Present at CEB Hearing	No
Representative Present at	1 of 5 Lien Hearings

Person to Attend Hearing	Christina Noordstar	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 05/04/19: Telephone Conversation- Call from owner property has new lease deal pending. New restaurant at location.
 06/05/19: Jul. Notice of Hearing addressed to Owner signed by: Signature not legible
 07/09/19: Posting- Notice of hearing at violation address.
 07/18/19: Telephone Conversation- Left message with owner and asked for a call back.
 07/24/19: Jul. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 08/05/19: Order of the Board addressed to owner signed by: Not legible
 08/28/19: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,500.00.
 09/25/19: Telephone Conversation- Owner Quint left message he is out of town and cannot make hearing.
 09/26/19: Telephone Conversation- Left message with Quint need approved permit that would resolve violations.
 09/25/19: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,200.00.
 09/30/19: Telephone Conversation- Spoke to Quint and he stated permit app in for re-hab. I explained need approved permit or plan to attend October CEB.
 10/23/19: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,200.00.
 11/20/19: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 60 days.
 02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$18,900.00.
 05/05/20: Close Case
 Misc- Owner has paid two of the four liens, which is why only two are listed.



Report LR-5 Part 1 of 1

Report Prepared On: 10/16/2020
Meeting Date: 10/28/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	1217 19th St S				Date of CEB Hearing	12/6/2009	
Current Owner(s)	Karen Hauk				CEB Certified Mail Claimed	No	
					Date Property Posted	N/A	
Notices Mailed To Following Address(es)	Case #	08-4728		Case #			
	Street	4765 Augusta Ave		Street			
	City	Oldsmar	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
08-4728	03/17/08	04/23/10	In compliance	Karen Hauk	1217 19th ST S	3/23/2010	\$2,800
08-4728	03/17/08	04/23/10	In compliance	Karen Hauk	1217 19th ST S	1/26/2010	\$1,600
08-4728	03/17/08	04/23/10	In compliance	Karen Hauk	1217 19th ST S	2/23/2010	\$2,800
Total Amount of Liens Certified:							\$7,200
Active Violations at Time First Lien was Certified							
08-4728	Certificate of Insp Required			Electric disrepair			
	Floors			Walls-interior			
	Window						
	Smoke detector required						
Representative Present at CEB Hearing						No	
Representative Present at						0	of 3 Lien Hearings

Person to Attend Hearing	Karen Hauk	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 12/07/09: Dec. Notice of Hearing addressed to owner returned: Unclaimed
 12/16/09: Dec. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 01/29/10: Order of the Board addressed to owner returned: Unclaimed
 01/26/10: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1600.00.
 02/23/10: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00.
 03/23/10: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00.
 04/02/10: Telephone Conversation: Spoke with Karen she will have contractor contact to meet and discuss violations.
 04/23/10: Close Case



Report LR-6 Part 1 of 1

Report Prepared On: 10/16/2020
Meeting Date: 10/28/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	1217 19th St S				Date of CEB Hearing	12/6/2009	
Current Owner(s)	Karen Hauk				CEB Certified Mail Claimed	No	
					Date Property Posted	N/A	
Notices Mailed To Following Address(es)	Case #	08-4728		Case #			
	Street	4765 Augusta Ave		Street			
	City	Oldsmar	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
08-4728	03/17/08	04/23/10	In compliance	Karen Hauk	1217 19th ST S	3/23/2010	\$2,800
08-4728	03/17/08	04/23/10	In compliance	Karen Hauk	1217 19th ST S	1/26/2010	\$1,600
08-4728	03/17/08	04/23/10	In compliance	Karen Hauk	1217 19th ST S	2/23/2010	\$2,800
Total Amount of Liens Certified:							\$7,200
Active Violations at Time First Lien was Certified							
08-4728	Certificate of Insp Required			Electric disrepair			
	Floors			Walls-interior			
	Window						
	Smoke detector required						
Representative Present at CEB Hearing						No	
Representative Present at						0	of 3 Lien Hearings

Person to Attend Hearing	Karen Hauk	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 12/07/09: Dec. Notice of Hearing addressed to owner returned: Unclaimed
 12/16/09: Dec. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 01/29/10: Order of the Board addressed to owner returned: Unclaimed
 01/26/10: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1600.00.
 02/23/10: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00.
 03/23/10: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00.
 04/02/10: Telephone Conversation: Spoke with Karen she will have contractor contact to meet and discuss violations.
 04/23/10: Close Case

