



CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:08/23/2023

LR 1:	2501 44th St S	Owner(s):	Precise Rentals LLC
		Representative:	Robert Langston
LR 2:	1161 16th Ave S	Owner(s):	Albert & Christell Williams
		Representative:	Antonio Williams
LR 3:	1222 Country Club Way S	Owner(s):	Terrace James Garbis
		Representative:	Phillip Garbis
LR 4:	1651 61st Ave S	Owner(s):	Stephen Magli & Anny Guan
		Representative:	Anthony Shnayderman



Lien Release/Reduction Requests

Report LR-1 Part 1 of 1Report Prepared On: 8/1/2023Meeting Date: 8/23/2023Liens being considered below resulted from: ☒ Violations at the PropertyApplicant Request: ☒ Release Lien(s) in its/their entirety

Property Address	2501 44th St S	Date of CEB Hearing	5/23/2018
Current Owner(s)	Precise Rentals LLC	CEB Certified Mail Claimed	No
		Date Property Posted	5/8/2018

Notices Mailed To Following Address(es)	Case #	18-5971	Case #	
	Street	2467 44th St S	Street	
	City	St. Petersburg	State	FL

11	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
18-5971	03/08/18	08/16/18	In compliance	Precise Rentals	2501 44th St S	7/25/2018	\$3,800
Total Amount of Liens Certified:							\$3,800

Active Violations at Time First Lien was Certified	
18-5971	Zoning Prohibited Use

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

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

Details

05/08/18: Posting- Notice of hearing at violation address.

05/17/18: May. Notice of Hearing addressed to owner returned: Unclaimed

05/23/18: May. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days

06/15/18: Telephone Conversation- Spoke to Diamond Long and explained that since property is a vacant parcel no vehicles or domestic equipment can be stored.

06/27/18: Jun. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 20 days

07/25/18: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00

08/16/18: Case Closed

Report LR-2 Part 1 of 1Report Prepared On: 8/1/2023Meeting Date: 8/23/2023Liens being considered below resulted from: ☒ Violations at the PropertyApplicant Request: ☒ Release Lien(s) in its/their entirety

Property Address	1161 16th Ave S			Date of CEB Hearing	3/22/2006
Current Owner(s)	Albert & Christell Williams			CEB Certified Mail Claimed	Yes
				Date Property Posted	3/6/2006
Notices Mailed To Following Address(es)	Case #	05-23052		Case #	
	Street	1161 16th Ave S		Street	
	City	St. Petersburg	State	FL	City

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
05-23052	12/01/05	10/24/06	In compliance	Albert & Christell Williams	1161 16th Ave S	6/27/2006	\$1,850
05-23052	12/01/05	10/24/06	In compliance	Albert & Christell Williams	1161 16th Ave S	7/25/2006	\$1,400
05-23052	12/01/05	10/24/06	In compliance	Albert & Christell Williams	1161 16th Ave S	9/26/2006	\$3,150
Total Amount of Liens Certified:							\$6,400
Active Violations at Time First Lien was Certified							
05-23052	Junk/Rubbish/Outdoor storage						
	Sod/Ground Cover						
	Motor Vehicle Parts						
	Accessory Structure Repairs						

Representative Present at CEB Hearing				Yes
Representative Present at				1 of 4 Lien Hearings
Person to Attend Hearing	Antonio Williams			If person attending hearing is not Owner, is Authorization to Represent on File?
				Yes

Details

02/22/06: Mar. Notice of Hearing addressed to owner signed by: Christell Williams
03/06/06: Posting- Notice of hearing at violation address.
03/22/06: Mar. Public Hearing: Owner/representative attended hearing. Board gave 60 days
03/22/06: Meeting- Spoke to Mr. Williams about the progress he has made. He says the junk is gone and is painting the shed. We discussed options for compliance in the rear yard.
06/27/06: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,850.00
07/25/06: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,400.00
08/22/06: Aug. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days
09/26/06: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,150.00
10/24/06: Case Closed

Report LR-3 Part 1 of 1Report Prepared On: 8/1/2023Meeting Date: 8/23/2023Liens being considered below resulted from: ☒ Violations at the PropertyApplicant Request: ☒ Release Lien(s) in its/their entirety

Property Address	1222 Country Club Way S	Date of CEB Hearing	1/25/2023
Current Owner(s)	Terrace James Garbis & Dax Casey Pecaro	CEB Certified Mail Claimed	Yes
		Date Property Posted	1/4/2023

Notices Mailed To Following Address(es)	Case #	22-21943	Case #	
	Street	1222 Country Way S	Street	
	City	St. Petersburg	State	FL

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
22-21943	10/31/22	07/14/23	In compliance	Terrace Garbis & Dax Pecaro	1222 Country Club Way S	2/21/2023	\$3,400
Total Amount of Liens Certified:							\$3,400

Active Violations at Time First Lien was Certified	
22-21943	Short-term rental prohibited

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

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

Details

12/19/22: Dec. Notice of Hearing addressed to owner signed by: PC516
01/04/23: Posting- Notice of hearing at violation address.
01/25/23: Jan. Public Hearing: Owner/representative did not attend hearing. Board gave 10 days
02/21/23: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,400.00
03/07/23: Email- Received email from Phillip regarding property, he requested photos and documentation from case.
03/21/23: Mar. Special Magistrate Hearing: Staff recommended deferral.
04/25/23: Apr. Special Magistrate Hearing: Staff recommended deferral.
07/14/23: Case Closed

Report LR-4 Part 1 of 1Report Prepared On: 8/1/2023Meeting Date: 8/23/2023Liens being considered below resulted from: ☒ Violations at the PropertyApplicant Request: ☒ Release Lien(s) in its/their entirety

Property Address	1651 61st Ave S	Date of CEB Hearing	5/24/2023
Current Owner(s)	Stephen Magli & Anny Guan	CEB Certified Mail Claimed	No
		Date Property Posted	5/10/2023

Notices Mailed	Case #	23-3177	Case #	
To Following	Street	6 Wren Ct	Street	
Address(es)	City	Glen Head, NY 11545	State	

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
23-3177	02/21/23	07/21/23	In compliance	Stephen Magli & Anny Guan	1651 61st Ave S	6/27/2023	\$4,800
Total Amount of Liens Certified:							\$4,800

Active Violations at Time First Lien was Certified	
23-3177	Short-term rental prohibited

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

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

Details

03/08/23: Email- Responded to email from Josephina Lazri explaining violation and how to come into compliance.
04/14/23: Email- Received email from Josephina asking if violation is corrected. I explained links still show stays of 2 nights, and no proof of cancelations.
05/10/23: Posting- Notice of hearing at violation address.
05/15/23: May. Notice of Hearing addressed to owner returned: Unclaimed
05/24/23: May. Public Hearing: Owner/representative did not attend hearing. Board gave 10 days
06/27/23: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,800.00
07/13/23: Telephone Conversation: Returned to female who wanted to know how the violation can be removed. Explained that the listening must be 30 days or more. No future bookings that need to be canceled.
07/21/23: Case Closed

