

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 Report Prepared On: 8/1/2023 Meeting Date: 8/23/2023										
Liens being	Liens being considered below resulted from: X Violations at the Property									
		Applic	ant Requ	est: X	Releas	se Lien(s)	in its/their entire	ety		
Property Address	2501 44	th St S					Date of CE	B Hearing	5/2	23/2018
Current Owner(s)		Rentals I	LC				CEB Certified Ma	il Claimed		No
Current Owner(s)							Date Prope	rty Posted	5/	/8/2018
Notices Mailed		18-5971				Case #				
To Following		2467 44th S	St S			Street				
Address(es)	City	St. Petersb	urg	State FL		City			State	
44 Other Dress	antias in Di	nallas Carr	مطابعات ا	Name of the	C:::::::::::::::::::::::::::::::::::::	· O				
11 Other Prop 0 Active Viola							woor			
0 Active Viola 0 Active Trac							wilei			
0 Active Hac	King of Mc	milloring Ca		i Name or th	e Curre	IL OWITEI				
0 N I I	Date	Date	Reason	Owner at	I Date Lien I I id					Lien
Case Number	Initiated	Closed or Voided	Closed	Time of Lien		Add	ress	Certif	ied	Amount
18-5971	03/08/18	08/16/18	In compliance	Precise Rentals		2501 4	4th St S	7/25/20	018	\$3,800
						Т	otal Amount of L	iens Cer	tified:	\$3,800
		A ad	ive Viele	tions at Tin	ao Eirot	lien wee	Cartified			
10 5071	l 			tions at Till	ie riist	Lien was	Certified			
18-5971	Zoning P	rohibited l	Jse							
		Por	arosontat	ive Present	at CER	Hearing	No			
		, , ,	or cocritat	Represent			1 of 2	Lien Hea	arinas	
				rtoprocont		000//10 41	. 0. 2	2.0	90	
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										
							earing. Lien exten nd hearing. Lien ce			

08/16/18: Case Closed



Report	LR-2	Part 1	of 1	•	Report Prepared On: 8/1/2023 Meeting Date: 8/23/2023					
Liens being o	Liens being considered below resulted from: X Violations at the Property									
	Applicant Request: X Release Lien(s) in its/their entirety									
Property Address	1161 16	6th Ave S				Date of CEB Hearing	3/22/2006			
Current Owner(s)	Albert &	Christell Willia	ams			CEB Certified Mail Claimed	Yes			
Current Owner(s)						Date Property Posted	3/6/2006			
Notices Mailed	Case #	05-23052			Case #					
To Following	Street	1161 16th Ave S	•	•	Street					
Address(es)	City St. Petersburg State FL City State									
O Other Droporties in Director County in the Name of the County Owner										

Other Properties in Pinellas County in the Name of the Current Owner									
	O Active Violation Cases at Other Properties in the Name of the Current Owner O Active Tracking or Monitoring Cases in the Name of the Current Owner								
Case Number	Date Date Reason Owner at Date Lien Lien								
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 L	iens Certified:	\$6,400		
		Act	ive Violat	ions at Tim	ne First Lien was Certified				
05-23052	Junk/Ruk	bish/Outd	oor stora	ge					
	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	Antonio Williams				ending hearing is not Authorization to	Yes
Hearing			0.	•	sent on File?	162

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	of	1		Repo	ort Prepared On: Meeting Date:	8/1/20 8/23/2		
Liens being considered below resulted from: X Violations at the Property										
		Applic	ant Requ	lest: X	Releas	se Lien(s)	in its/their entire	ety		
Property Address 1222 Country Club Way S Date of CEB Hearing 1/25/2023										
Current Owner(s)		James G	arbis &	Dax Case	y Peca	iro	CEB Certified Ma	ail Claimed		Yes
							Date Prope	erty Posted	1/	4/2023
Notices Mailed To Following		22-21943 1222 Counti	ry Way S			Case #				
Address(es)		St. Petersbu	<u> </u>	State FL		City			State	
				Name of the						
				in the Name Name of the			wner			
0		111.5								
Case Number	Date Initiated	Closed or L							Lien Amount	
22-21943	10/31/22	07/14/23	In compliance	Terrace Garbis & Dax Pecaro	12	22 Country	∕ Club Way S	2/21/2	023	\$3,400
						Т	otal Amount of L	iens Cer	tified:	\$3,400
		Act	ive Viola	tions at Tim	ne First	Lien was	Certified			
22-21943	Short-ter	m rental pr								
		Rer	resentat	ive Present	at CFB	Hearing	No			
		1.0,0	1030ma.	Representa			0 of 1	Lien Hea	arings	
	Phillip G	arbis					lf reven ette	lla y baorin	:- ma4	<u> </u>
Person to Attend Hearing	-						•	Authorizationsent on File?	n to	Yes
Deteile										
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	of	1	Rej	oort Prepared Oi Meeting Date			1
Liens being o	considere	ed below r	esulted f	from: X	Violations at t	he Property			
			4.5		' 				
		Applic	ant Requ	est: X	Release Lien(s) in its/their ent	irety		
Property Address	1651 61	st Ave S				Date of	CEB Hearing	5/2	24/2023
Current Owner(s)	Stepher	Magli &	Anny G	uan		CEB Certified	Mail Claimed		No
ourrent owner(s)						Date Pro	perty Posted	5/	10/2023
		00.0477							
Notices Mailed		23-3177			Case				
To Following		6 Wren Ct			Stree			.	
Address(es)	City	Glen Head,	NY 11545	State	Cit	<i>y</i>		State	
Other Duran		II O	. t ! tl !	Name of the c	O				
					Current Owner	0			
					of the Current				
0 Active Trac	king or Mo	nitoring Ca	ses in the	Name of the	e Current Owne	r			
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Ac	Idress	Date L Certif		Lien Amount
23-3177	02/21/23	07/21/23	In compliance	Stephen Magli & Anny Guan	1651 6	61st Ave S	6/27/2	023	\$4,800
						Total Amount o	f Liens Cer	tified:	\$4,800
				tions at Tim	ie First Lien wa	s Certified			
23-3177	Short-ter	m rental pi	rohibited						
		Do		iva Dragont	of CED Hooving	» INI»			
		Kep	resentat		at CEB Hearing		1:00 11-	. wi	
				Representa	ative Present a	f 0 of 1	Lien Hea	arıngs	
	۸ م الم م .a.	Chariel	rm o :-						
Person to Attend	Anthony	Shnayde	erman			If person a	ttending hearing	g is not	
Hearing							is Authorization	n to	Yes
						Rej	present on File?		
Details									
03/08/23: Email-	Responde	d to email f	rom Jose	phina Lazri e	explaining violati	on and how to co	me into con	npliand	e.
04/14/22: Email	•			•				•	

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