



St. Petersburg
www.stpete.org

CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 06/28/2017

LR 1:	1911 31st St S.	Owner(s):	Tucker Inc.
		Representative:	Margaret Edwards
LR 2:	1679 29th Ave N.	Owner(s):	Citi Mortgage Inc.
		Representative:	Vanessa Sloat
LR 3:	728 20th Ave S.	Owner(s):	Dynamic Real Estate Corp.
		Representative:	Robert Earhart
LR 4:	2000 16th St N.	Owner(s):	2000 Park Inn #1 Inc.
		Representative:	Mohamed Mellouki
LR 5:	2140 21st Ave N.	Owner(s):	Bank of America Natl Assn
		Representative:	Jesse Simpson



Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 6/2/2017

Meeting Date: 6/28/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	1911 31st St S.	Date of CEB Hearing	10/26/2016 & 11/16/2016
Current Owner(s)	Tucker Inc.	CEB Certified Mail Claimed	No
		Date Property Posted	10/12/2016 & 11/02/2016

Notices Mailed To Following Address(es)	Case #	16-15204 & 16-17078		Case #	16-15204 & 16-17078		
	Street	PO BOX 1248		Street	6283 3rd Ave S.		
	City	Pinellas Park	State	FL	City	St. Petersburg	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
16-15204	07/25/16	02/16/17	In compliance	Tucker Inc.	1911 31st St S.	1/25/2017	\$6,600
16-17078	08/11/16	05/10/17	In compliance	Tucker Inc.	1911 31st St S.	1/25/2017	\$4,500
Total Amount of Liens Certified:							\$11,100

Active Violations at Time First Lien was Certified	
16-15204	Tree/Branches Hazardous- Large dead tree at rear of lot.
16-17078	Permits- Permits are required for the installation of support beam and support post. Roof Disrepair- Rotten rafter tails in various areas. Porch Disrepair- Rotten Decking

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

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

Details: All mail to Tucker Inc. and Margaret Edwards was returned unclaimed. There was contact with Peggy Edwards and calls returned to Bill Donovan.



Report LR-2 Part 1 of 1

Report Prepared On: 6/13/2017
Meeting Date: 6/28/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	1679 29th Ave N.	Date of CEB Hearing	5/25/2016
Current Owner(s)	Citi Mortgage Inc.	CEB Certified Mail Claimed	Yes
		Date Property Posted	5/12/2016

Notices Mailed To Following Address(es)	Case #	16-3754	Case #	
	Street	1000 Technology Dr. MS 314	Street	
	City	O Fallen	State	MO

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
16-3754	03/03/16	01/24/17	In compliance	CitiMortgage Inc.	1679 29th Ave N.	12/14/2016	\$5,000
Total Amount of Liens Certified:							\$5,000

Active Violations at Time First Lien was Certified	
16-3754	Permits- After the fact permit is required for construction completed at property.

Representative Present at CEB Hearing	Yes
Representative Present at	2 of 2 Lien Hearings

Person to Attend Hearing	Vanessa D. Sloat Rogers, Esq.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
--------------------------	-------------------------------	--	-----

Details:	
04/21/16:	May Notice of Hearing addressed to Citi Mortgage Inc. signed by: Signature not legible
05/12/16:	Posting- Posted notice at property
05/25/16:	May Public Hearing: Owner/representative attended hearing. Board gave 90 days.
09/28/16:	Sep Special Magistrate Hearing: Owner/representative attended hearing. Magistrate gave 60 days.
12/14/16:	Dec Special Magistrate Hearing: Owner/representative attended hearing. Lien certified for \$5000.00
01/24/17:	In compliance. Close case.



Report LR-3 Part 1 of 1

Report Prepared On: 6/14/2017

Meeting Date: 6/28/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	728 20th Ave S			Date of CEB Hearing	9/25/2013		
Current Owner(s)	Dynamic Real Estate Corp.			CEB Certified Mail Claimed	No		
				Date Property Posted	9/13/2013		
Notices Mailed To Following Address(es)	Case #	13-6622	Case #	13-6622			
	Street	200 Mirror Lake Dr N		Street	17888 67th Ct N.		
	City	St. Pete	State	FL	City	Loxahatchee	State

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
13-6622	04/26/11	07/21/15	In compliance	Dynamic Real Estate Corp.	728 20th Ave S	6/24/2014	\$21,700
13-6622	04/26/11	07/21/15	In compliance	Dynamic Real Estate Corp.	728 20th Ave S	11/19/2013	\$3,000
Total Amount of Liens Certified:							\$24,700

Active Violations at Time First Lien was Certified	
13-6622	Paint-main structure and accessory structure
	Walls exterior- Missing Tile
	Crawl Space Open
	Multiple Interior Violations
	Walls interior- Crack in rear bedroom
	Permits
	Ceiling- Peeling paint and Water Spots
	Roof Disrepair

Representative Present at CEB Hearing		No
Representative Present at		0 of 2 Lien Hearings

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

Details: This applicant has previously applied for lien release on 03-23-16 and 08-26-15.
 08/19/13: Sept Notice of Hearing addressed to Dynamic Real Estate Corp. Returned-Insufficient Address
 09/10/13: **Telephone Conversation:** Returned Call to Mason Haines of New Market Realty - set up reinsertion
 09/13/13: Sept. Notice of Hearing posted at property.
 09/25/13: Sept. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 10/17/13: **Telephone Conversation:** Returned Call to Mason Haines of New Market Realty
 11/19/13: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3000.00
 12/06/13: **Telephone Conversation:** Returned Call to Mason Haines of New Market Realty- Left message
 12/17/13: Dec Special Magistrate Hearing: Staff Recommended Deferral-Permits
 01/21/14: **Misc:** Active Permit will Monitor for Final Inspection.
 06/19/14: **Misc:** Mech Permit 90 day extension expired without an approved final inspection.
 06/24/14: June Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$21,700.00
 07/08/14: Removed case from CEB to issue Municipal Ordinance Violation.
 07/21/15: Close Case



Report LR-4 Part 1 of 1

Report Prepared On: 6/16/2017

Meeting Date: 6/28/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	2000 16th St N.	Date of CEB Hearing	10/26/2005
Current Owner(s)	2000 Park Inn #1	CEB Certified Mail Claimed	Yes
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	05-5983	Case #	
	Street	2000 16th St N.	Street	
	City	St. Petersburg	State	FL

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
05-5983	04/04/05	04/11/06	In compliance	2000 Park Inn #1	2000 16th St N.	1/24/2006	\$4,200
05-5983	04/04/05	04/11/06	In compliance	2000 Park Inn #1	2000 16th St N.	12/13/2005	\$2,300
Total Amount of Liens Certified:							\$6,500

Active Violations at Time First Lien was Certified	
05-5983	Maintenance-Structure Parts- water heater box is broken in alley.
	Window glass- broken window in rear.

Representative Present at CEB Hearing	Yes
Representative Present at	of Lien Hearings

Person to Attend Hearing	Mohamed Mellouki	If person attending hearing is not Owner, is Authorization to Represent on File?	
--------------------------	------------------	--	--

Details:
 09/29/05: Oct. Notice of Hearing addressed to 2000 Park Inn #1, Inc. signed by unreadable.
 10/26/05: Oct. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.
 12/13/05: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2300.00
 12/29/05: **Telephone Conversation:** Spoke to owner saying he got letter about liens and he thought case was closed. I advised that when I inspected the property on 12/9/05 the back of the building still had peeling paint, and water heater was still uncovered and rusted.
 01/24/06: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4200.00
 03/02/06: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 6/16/2017

Meeting Date: 6/28/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	2140 21st Ave N.	Date of CEB Hearing	11/18/2015
Current Owner(s)	Bank of America Natl Assn	CEB Certified Mail Claimed	Yes
		Date Property Posted	11/4/2015

Notices Mailed To Following Address(es)	Case #	15-17987	Case #	
	Street	1661 Worthington Rd Ste 100	Street	
	City	West Palm Beach	State	FL

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
15-17987	08/13/16	03/16/16	In compliance	Bank of America NA	2140 21st Ave North	2/24/2016	\$2,800
15-17987	08/13/16	03/16/16	In compliance	Bank of America NA	2140 21st Ave North	1/27/2016	\$4,000
Total Amount of Liens Certified:							\$6,800

Active Violations at Time First Lien was Certified	
15-17987	Fence/Wall/Hedge maintenance- Fence around property is not in good repair, broken and having rotten wood and in a sturdy upright condition.
	Overgrowth- Vegetation over height in alley area behind property.

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 2 Lien Hearings

Person to Attend Hearing	Jesse Simpson	If person attending hearing is not Owner, is Authorization to Represent on File?	
--------------------------	---------------	--	--

Details:
 10/22/15: Nov. Notice of Hearing addressed to Bank of America NA signed by Earl Hill.
 11/18/15: Nov. Public Hearing: Owner/representative accepted recommendation. Board gave 30 days.
 01/08/16: **Telephone Conversation:** Spoke to Van the attorney who stated that as of Jan 1st the rights to maintain the property have been transferred. I explained that today was my last day of inspection and encouraged someone to attend the hearing on the 27th.
 01/27/16: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4000.00
 02/24/16: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2800.00
 03/16/16: Close Case

