

## CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD Lien Release/Reduction Request Agenda Hearing Date:03/27/2019

LR 1:	1517 4th St N.	Owner(s): Representative:	Richard Martin Management Co. Inc Melissa Smith or Kevin Brennan
LR 2:	3543 40th St N.	Owner(s): Representative:	Randall B Carr Dudley T. Carr
LR 3:	726 14th Ave S.	Owner(s):	Kerri Dienhart
LR 4:	2510 5th Ave N.	Owner(s): Representative:	Vito Farese Revocable Living Trust Ross Kashtan
LR 5:	5481 1st Ave S.	Owner(s): Representative:	Phillip Kassis Rolando Escamilla
LR 6:	735 17th Ave S.	Owner(s): Applicant:	Cladari Proprty Managers Claudia M Arias

Owner(s):

Lorine Blanchard

LR 7:

4566 28th Ave N.



## Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 3/12/2019

Meeting Date: 3/27/2019

Liens being considered below resulted from: X Violations at the Property

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

Property Address	1517 4th St N.	Date of CEB Hearing	4/26/2017
	Richard Martin Management Co. Inc.	CEB Certified Mail Claimed	Yes
Current Owner(s)		Date Property Posted	4/3/2017

Notices Mailed	Case #	16-28110		Case #	
To Following	Street	307 62nd Ave N.		Street	
Address(es)	City	Saint Petersburg	State FL	City	State

0	Active Violation Cases Currently at Subject Property
10	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					
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14	th St N.	12/20/2017	\$3,500					
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14	th St N.	11/15/2017	\$2,100					
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14	th St N.	10/25/2017	\$2,800					
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14	th St N.	9/27/2017	\$3,500					
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14	th St N.	8/23/2017	\$2,800					
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14	th St N.	7/26/2017	\$2,800					
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14	th St N.	6/28/2017	\$3,800					
					To	otal Amount of L	iens Certified:	\$21,300					
		Act	ive Viola	tions at Tin	ne First Lien was	Certified							
16-28110	Fascia/So	offit disrep	air										
	Walls - ex				_								
	Electric c	lisrepair/uı											
		Rep	oresentat		at CEB Hearing								
				Represent	Representative Present at 1 of 8 Lien Hearings								

Person to Attend	Melissa Smith or Kevin Brennan	If person attending hearing is not	Voc
Hearing		Owner, is Authorization to Represent on File?	Yes

## **Details:**

01/31/17: Phone Call: Spoke with Mr. Martin he is going through a eviction. Crew is scheduled to be there today.

03/15/17: Apr. Notice of Hearing addressed to Richard Martin Mgmt. Co Inc. signed for by: Richard Martin

04/03/17: Posting- Notice of hearing at violation address.

04/26/17: Apr. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

05/08/17: Apr. Order of the Board addressed to Richard Martin Mgmt. Co signed by: Richard Martin

06/28/17: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00

07/26/17: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00

08/23/17: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00

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

12/20/17: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00

01/24/18: Jan Special Magistrate Hearing: Owner/Representative present. Lien extended by SM 25 days.

02/26/18: Case Closed



Report         LR-2         Part         1         Report Prepared On:         3/12/2019           Meeting Date:         3/27/2019											
Liens being	Liens being considered below resulted from: X Violations at the Property										
Applicant Request: X Release Lien(s) in its/their entirety											
Property Address	Property Address 3543 40th St N. Date of CEB Hearing 3/27/2019										27/2019
Current Owner(s)	Randall	B. Carr					CEB	Certified Ma	ail Claimed		No
Current Owner(s)								Date Prope	erty Posted	4/1	10/2015
Notices Mailed	Case #	15-1014				Case #					
To Following		7153 58th S				Street					
Address(es)	City	Pinellas Par	rk	State FL		City				State	
0 Active Viola											
				Name of the in the Name			woor				
				Name of the			MILEI				
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address		Date L Certifi	-	Lien Amount		
15-1014	01/22/15	05/26/16	In compliance	Randall B Carr		3543 40	th St N.		4/27/2016		\$3,500
15-1014	01/22/15	05/26/16	In compliance	Randall B Carr		3543 40	th St N.		3/23/20	016	\$2,800
15-1014	01/22/15	05/26/16	In compliance	Randall B Carr		3543 40	th St N.		2/24/20	016	\$2,800
15-1014	01/22/15	05/26/16	In compliance	Randall B Carr		3543 40	th St N.		1/27/20	016	\$1,700
						T	otal An	nount of L	iens Cer	tified:	\$10,800
		Act	ive Violat	tions at Tim	ne First I	ien was	Certifie	ed			
15-1014	Door-exte										
	Walls-Ext	terior curing Boa	rde								
		all/Hedge N		nce							
		Por	resentati	ive Present	at CED	Hoaring	No				
		Nep	n esemali	Represent				of 4	Lien Hea	rings	
Person to Attend	Dudley <sup>-</sup>	T Carr						If person atte			
Hearing									Authorization sent on File?	n to	Yes

**Details:** All mail was returned unclaimed and no one attended any of the hearing. The owner received a foreclosure demand letter from the City of St. Petersburg.



Report         LR-3         Part         1         Report Prepared On:         3/13/2019           Meeting Date:         3/27/2019											
					•			Jale.	3/21/20	713	
Liens being	considere	ed below r	esulted f	rom: X	Violations at the	e Prop	erty				
Applicant Request: X Release Lien(s) in its/their entirety											
Property Address	726 14tl	h Ave So	uth				Dat	e of CE	B Hearing		8/2016 & 15/2015
Current Owner(s)	Kerri Di	enhart				CEI	B Certi	ied Ma	nil Claimed	0/	Yes
( )								-	erty Posted		6/2016 /04/2015
Notices Mailed	Case #	13-16974			Case #				30		
	To Following   Street   902 1/2 21st Ave N.   Street						th Ave	NE			
Address(es)	City	St. Petersbu	urg	State FL	City	St. Pet	tersbu	g		State	FL
0 Active Viola											
					Current Owner						
					e of the Current O	wner					
0 Active Trace	king or Mo	nitoring Ca	ses in the	Name of th	e Current Owner						
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Add	ress			Date L Certifi	-	Lien Amount
13-16974	08/20/13	11/12/15	In compliance	Kerri Dienhart	726 14tl	h Ave S	S.		7/21/20	)15	\$2,800
13-16974	08/20/13	11/12/15	In compliance	Kerri Dienhart	726 14tl	726 14th Ave S.		6/23/2015		\$9,300	
15-24330	10/15/15	07/12/17	In compliance	Kerri Dienhart	726 14tl	726 14th Ave S.		2/22/2017		\$2,800	
15-24330	10/15/15	07/12/17	In compliance	Kerri Dienhart	726 14tl	h Ave S	S.		1/25/20	)17	\$4,200
15-24330	10/15/15	07/12/17	In compliance	Kerri Dienhart	726 14tl	h Ave S	S.		12/14/2	016	\$2,800
15-24330	10/15/15	07/12/17	In compliance	Kerri Dienhart	726 14tl	h Ave S	S.		11/16/2	016	\$2,400
								t of L	iens Cert	ified:	\$24,300
					ne First Lien was	Certif	ied				
13-16974		e of Inspe	ction Req	uired							
	Window										
15-24330	Roof Dis										
	Window										
	Walls Ex										
	Electric I	Disrepair									
				ive Present	S of OED User's	NI.a					1
		Kep	presentati		t at CEB Hearing		Of	6	Lion Hoo	rings	
Person to Attend	Kerri Di	enhart		Represent	ative Present at	0	-		Lien Hea	is not	
Hearing							Ov	-	Authorization sent on File?	to	

**Details:** There was no contact with the owner in either case. Some mail was signed for but signature was not eligible. Owner was made aware of the liens when she received a foreclosure letter from the city.



	Report LR-4 Part 1 of 1  Report Prepared On: 3/14/2019  Meeting Date: 3/27/2019									
Liens being	Liens being considered below resulted from: X Violations at the Property									
Applicant Request: X Release Lien(s) in its/their entirety										
Property Address 2510 5th Ave N. Date of CEB Hearing 4/25/20										25/2018
Current Owner(s)		ese Revo	cable L	iving Trust			CEB Certified Ma	il Claimed		No
							Date Prope	rty Posted	4/	9/2018
Notices Mailed		17-29880				Case #				
To Following		3922 14th L		les s les		Street			01.1	
Address(es)	City	St. Petersbu	urg	State FL		City			State	
0 Active Viola	ation Case	e Currently	at Subjec	t Property						
				Name of the	Current	Owner				
				in the Name			wner			
				Name of th						
0 7101170 1100		Date		Owner at		•				
Case Number	Date	Closed or	Reason	Time of		Add	ress	Date Lien		Lien
	Initiated	Voided	Closed	Lien				Certif	ied	Amount
				Vito Farese						
17-29880	11/30/17	03/04/19	In active	Rev Living		2510 5tl	n Ave N.	N. 6/27/20		\$3,800
				Trust						
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living		2510 5tl	n Ave N	7/25/2018		\$2,800
17 23000	11/30/17	03/04/13	iii dolivo	Trust		2010 01	17.00 14.	1/20/2	310	Ψ2,000
				Vito Farese						
17-29880	11/30/17	03/04/19	In active	Rev Living		2510 5tl	n Ave N.	7/25/2	018	\$2,800
				Trust						
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living		2510 5tl	ο Ανο Ν	7/25/2	118	\$2,800
17-29000	11/30/17	03/04/19	iii active	Trust		2310 31	I AVE IV.	1/23/20	710	φ2,000
				Vito Farese						
17-29880	11/30/17	03/04/19	In active	Rev Living		2510 5tl	n Ave N.	7/25/2	018	\$2,800
				Trust						
47.00000	4.4/6.5.1.=	00/0:/:5		Vito Farese		0540.50	- A NI	7/05/0	24.0	00.00-
17-29880	11/30/17	03/04/19	In active	Rev Living Trust		2510 5tl	n Ave N.	7/25/2	J18	\$2,800
				11031						
							otal Amount of L	iens Cer	tified:	\$17,800
.=				tions at Tim						
17-29880					g area c	n souths	ide of structure,	beyond r	oof	
	17-29880 Land Development Regulations- Seating area on southside of structure, beyond roof line requires zoning approval.									

	Representative Present at CEB Hearing	No				
	Representative Present at	0	of	6	Lien Hearings	
Person to Attend	Ross Kashtan	If person attending hearing is not Owner, is Authorization to			Yes	
Hearing			Represent on File?			162

**Details:** All mail was returned unclaimed and no one attended any of the hearing. The posted notices were hand delivered to 2510 5th Ave North.



Report         LR-5         Part         1         Report Prepared On: Meeting Date:         3/14/2019													
Liens being considered below resulted from: X Violations at the Property													
Applicant Request: X Release Lien(s) in its/their entirety													
Property Address 5481 1st Ave S. Date of CEB Hearing 5/23/2018													
Current Owner	Phillip k	(assis					CEB	Certific	ed Ma	ail Claimed		Yes	
Current Owner(s	5)							Date I	Prope	erty Posted	5/	/7/2018	
Notices Mailed		18-5718			_	Case #	ase #						
To Following		4125 21st S		I - I - :	_	Street					_		
Address(es)	City	Saint Peters	sburg	State FL		City					State		
O Astino Via	lotion Coop	a Commandor	of Cubico	4 Duonouti									
	lation Case				Current	Owner							
	•			Name of the									
				in the Name			wner						
0 Active Tra	acking or ivid		ises in the	Name of th	ie Curren	t Owner				1			
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien		Add	Address			Date Lien Certified		Lien Amount	
18-5718	03/06/18	10/31/18	In compliance	Phillip Kassis	3	5481 1st Ave S.			7/25/2018		\$1,800		
						т	otal An	nount	of L	iens Cer	tified:	\$1,800	
		Act	tive Viola	tions at Tin	ne First L	ien was	Certifie	ed					
18-5718	Fence/W	all/Hedge N	<b>Maintena</b>	nce									
	Gable Ve	nt Open											
	Roof Dis	repair											
	Window	glass											
	Paint- ma	ain structu	re										
	Door-ext	erior											
		Rep	oresentat	ive Present			Yes						
				Represent	tative Pre	sent at	0	of	1	Lien Hea	arings		
	In												
Person to Attend Hearing		o Escamil	la				$\exists$	Owr	ner, is	nding hearin Authorizatio sent on File?	n to	Yes	
<b>Details:</b> 04/16/18: Phonactive permit on	•	ce with Phill	lip propert	y is being so	old and th	ere's an	active d	lemo p	oerm	it. I advis	ed owr	ner no	

04/23/18: May Notice of Hearing addressed to Phillip Kassis signed for by: Not legible

05/07/18: Posting- Notice of hearing at violation address.

05/23/18: May Public Hearing: Owner/representative attended hearing. Board gave 45 days.

07/25/18: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,800.00

08/22/18: Aug. Special Magistrate Hearing: Staff recommended deferral- permits

10/31/18: Case Closed



Report         LR-6         Part         1         Report Prepared On:         3/14/2019           Meeting Date:         3/27/2019											
Liens being considered below resulted from: X Violations at the Property											
Applicant Request: X Release Lien(s) in its/their entirety											
Property Address 735 17th Ave South Date of CEB Hearing 3/28/2018											
Cladari Property Managers Inc						CEB Certified Ma	ail Claimed		Yes		
Current Owner(s)						Date Prope	erty Posted	3/	15/2018		
	0 "	10 11005				1					
Notices Mailed To Following		16-11905 7905 66th L	n N		Case #						
Address(es)		Saint Peters		State FL	City			State			
71	City	Saint 1 eters	burg	State   L	City			Otate			
0 Active Viola	ation Cases	s Currently	at Subjec	t Property							
					Current Owner						
					e of the Current O	wner					
0 Active Trac	king or Mo	nitoring Ca	ses in the	Name of th	e Current Owner						
-											
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	l Date Lien				Lien Amount		
16-11905	06/21/16	02/20/19	In compliance	Cladari Property Managers Inc	735 17th Ave S.		e S. 10/241/2018		\$3,000		
					7	otal Amount of L	iens Cer	tified:	\$3,000		
		Act	ive Viola	tions at Tim	ne First Lien was	Certified					
16-11905	Zonina P	rohibited ι		31.10 at 1111		3.0					
Representative Present at CEB Hearing Yes											
				Represent	ative Present at	1 of 2	Lien Hea	arings			
Person to Attend	Claudia	Arias				If person atte	_	_			
Hearing						•	Authorizatio sent on File?				
Details: 02/16/18: Mar. Notice of Hearing addressed to Cladari Property Managers signed for by: Not legible											

03/15/18: Posting- Notice of hearing at violation address.

03/28/18: Mar. Public Hearing: Owner/representative attended hearing. Board gave 180 days.

10/24/18: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,000.00

11/14/18: Nov. Special Magistrate Hearing: Owner/representative attended hearing. SM gave 60 days.

02/20/19: Case Closed



Report         LR-7         Part         1         Report Prepared On:         3/14/2019           Meeting Date:         3/27/2019												
Liens being considered below resulted from: X Violations at the Property												
Applicant Request: X Release Lien(s) in its/their entirety												
Property Address 4566 28th Ave N. Date of CEB Hearing 8/22/2018												
Current Owner(s)	Lorine Blanchard CEB Certified Mail Claimed Yes								Yes			
Current Owner(s)								Date	Prope	rty Posted	8/1	0/2018
Notices Mailed	Case #	18-10152			_	Case #						
To Following Address(es)		4566 28th A		04-4-151	$\Box$	Street				ı	04-4-	
Address(es)	City	St. Petersbu	urg	State FL		City					State	
0 Active Viola 0 Other Propo					Current	Owner						
0 Other Propo 0 Active Viola							wner					
0 Active Trac	king or Mo	nitoring Ca	ses in the	Name of th	e Curren	t Owner						
Case Number	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien		Add	Address Date Lien Lien Certified Amoun				Lien Amount	
18-10152	04/26/18	03/07/19	In compliance	Lorine Blanchard	4566 28th Ave N.			12/19/2	018	\$4,700		
						Т	otal A	moun	t of L	iens Cert	tified:	\$4,700
		Act	ive Violat	tions at Tim	ne First I	_ien was	Certif	ied				
18-10152		offit disrep	air									
	Permits											
		Rep	oresentati	ive Present Represent			Yes 2	of	3	Lien Hea	rinae	
				Represent	aliverie	sent at		OI .	3	Lien riea	irings	
Person to Attend	Lorine E	Blanchard						-		nding hearing		
Hearing	Owner, is Authorization to											
Details:	-											
07/25/18: Jul Not	tice of Hea	ring addres	sed to Lo	rine Blancha	ard signe	d for by: s	same					
08/10/18: Posting					ocommo	ndation	Boord	Lague	25 40	N/C		
08/22/18: Public 09/26/18: Sep. S												
12/19/18: Dec. S	pecial Mag	gistrate Hea	aring: Owi	ner/Represe	entative d	lid not atte	end he	earing.	Lien	certified fo	or \$4,7	00.00
01/23/19: Jan. Տլ 03/07/19: Case C	_	jistrate Hea	ring: Own	er/Represer	ntative at	tended he	earing.	SM g	ave 60	0 days		