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

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<b>LR 1:</b>	1517 4th St N.	<b>Owner(s):</b>	Richard Martin Management Co. Inc
		<b>Representative:</b>	Melissa Smith or Kevin Brennan
<b>LR 2:</b>	3543 40th St N.	<b>Owner(s):</b>	Randall B Carr
		<b>Representative:</b>	Dudley T. Carr
<b>LR 3:</b>	726 14th Ave S.	<b>Owner(s):</b>	Kerri Dienhart
<b>LR 4:</b>	2510 5th Ave N.	<b>Owner(s):</b>	Vito Farese Revocable Living Trust
		<b>Representative:</b>	Ross Kashtan
<b>LR 5:</b>	5481 1st Ave S.	<b>Owner(s):</b>	Phillip Kassis
		<b>Representative:</b>	Rolando Escamilla
<b>LR 6:</b>	735 17th Ave S.	<b>Owner(s):</b>	Cladari Proprty Managers
		<b>Applicant:</b>	Claudia M Arias
<b>LR 7:</b>	4566 28th Ave N.	<b>Owner(s):</b>	Lorine Blanchard



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# 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:  Violations at the Property

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

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

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

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 14th St N.	12/20/2017	\$3,500
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14th St N.	11/15/2017	\$2,100
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14th St N.	10/25/2017	\$2,800
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14th St N.	9/27/2017	\$3,500
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14th St N.	8/23/2017	\$2,800
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14th St N.	7/26/2017	\$2,800
16-28110	12/21/16	02/26/18	In compliance	Richard Martin MGMT Co.	1517 14th St N.	6/28/2017	\$3,800

Total Amount of Liens Certified: **\$21,300**

**Active Violations at Time First Lien was Certified**

16-28110	Fascia/Soffit disrepair
	Walls - exterior
	Electric disrepair/unsafe

Representative Present at CEB Hearing  No

Representative Present at  1 of 8 **Lien Hearings**

Please see second page

Person to Attend Hearing	Melissa Smith or Kevin Brennan	If person attending hearing is not 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 of 1

Report Prepared On: 3/12/2019

Meeting Date: 3/27/2019

Liens being considered below resulted from:  Violations at the Property

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

Property Address	3543 40th St N.	Date of CEB Hearing	3/27/2019
Current Owner(s)	Randall B. Carr	CEB Certified Mail Claimed	No
		Date Property Posted	4/10/2015

Notices Mailed To Following Address(es)	Case #	15-1014		Case #		
	Street	7153 58th St N		Street		
	City	Pinellas Park	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
15-1014	01/22/15	05/26/16	In compliance	Randall B Carr	3543 40th St N.	4/27/2016	\$3,500
15-1014	01/22/15	05/26/16	In compliance	Randall B Carr	3543 40th St N.	3/23/2016	\$2,800
15-1014	01/22/15	05/26/16	In compliance	Randall B Carr	3543 40th St N.	2/24/2016	\$2,800
15-1014	01/22/15	05/26/16	In compliance	Randall B Carr	3543 40th St N.	1/27/2016	\$1,700
<b>Total Amount of Liens Certified:</b>							<b>\$10,800</b>

Active Violations at Time First Lien was Certified	
15-1014	Door-exterior
	Walls-Exterior
	Paint-Securing Boards
	Fence/Wall/Hedge Maintenance

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 4 <b>Lien Hearings</b>

Person to Attend Hearing	Dudley T Carr	If person attending hearing is not Owner, is Authorization to Represent on File?	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 of 1

Report Prepared On: 3/13/2019

Meeting Date: 3/27/2019

Liens being considered below resulted from:  Violations at the Property

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

Property Address	726 14th Ave South			Date of CEB Hearing	09/28/2016 & 02/15/2015		
Current Owner(s)	Kerri Dienhart			CEB Certified Mail Claimed	Yes		
				Date Property Posted	9/6/2016 & 02/04/2015		
Notices Mailed To Following Address(es)	Case #	13-16974		Case #	13-16974 & 15-24330		
	Street	902 1/2 21st Ave N.		Street	215 45th Ave NE		
	City	St. Petersburg	State	FL	City	St. Petersburg	State

0	Active Violation Cases Currently at Subject Property
3	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
13-16974	08/20/13	11/12/15	In compliance	Kerri Dienhart	726 14th Ave S.	7/21/2015	\$2,800
13-16974	08/20/13	11/12/15	In compliance	Kerri Dienhart	726 14th Ave S.	6/23/2015	\$9,300
15-24330	10/15/15	07/12/17	In compliance	Kerri Dienhart	726 14th Ave S.	2/22/2017	\$2,800
15-24330	10/15/15	07/12/17	In compliance	Kerri Dienhart	726 14th Ave S.	1/25/2017	\$4,200
15-24330	10/15/15	07/12/17	In compliance	Kerri Dienhart	726 14th Ave S.	12/14/2016	\$2,800
15-24330	10/15/15	07/12/17	In compliance	Kerri Dienhart	726 14th Ave S.	11/16/2016	\$2,400

Total Amount of Liens Certified: **\$24,300**

**Active Violations at Time First Lien was Certified**

13-16974	Certificate of Inspection Required
	Window Glass
15-24330	Roof Disrepair
	Window Screens
	Walls Exterior
	Electric Disrepair

Representative Present at CEB Hearing  No

Representative Present at  0 of 6 Lien Hearings

Person to Attend Hearing	Kerri Dienhart	If person attending hearing is not Owner, is Authorization to Represent on File?

**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 considered below resulted from:  Violations at the Property

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

Property Address	2510 5th Ave N.			Date of CEB Hearing	4/25/2018
Current Owner(s)	Vito Farese Revocable Living Trust			CEB Certified Mail Claimed	No
				Date Property Posted	4/9/2018
Notices Mailed To Following Address(es)	Case #	17-29880	Case #		
	Street	3922 14th Ln NE	Street		
	City	St. Petersburg	State	FL	City

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
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	6/27/2018	\$3,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
17-29880	11/30/17	03/04/19	In active	Vito Farese Rev Living Trust	2510 5th Ave N.	7/25/2018	\$2,800
<b>Total Amount of Liens Certified:</b>							<b>\$17,800</b>

Active Violations at Time First Lien was Certified	
17-29880	Land Development Regulations- Seating area on southside of structure, beyond roof line requires zoning approval.

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

**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 of 1

Report Prepared On: 3/14/2019

Meeting Date: 3/27/2019

Liens being considered below resulted from:  Violations at the Property

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

Property Address	5481 1st Ave S.	Date of CEB Hearing	5/23/2018
Current Owner(s)	Phillip Kassis	CEB Certified Mail Claimed	Yes
		Date Property Posted	5/7/2018

Notices Mailed To Following Address(es)	Case #	18-5718	Case #	
	Street	4125 21st St N.	Street	
	City	Saint Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
0	Other Properties in Pinellas County in the Name of the Current Owner
14	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
18-5718	03/06/18	10/31/18	In compliance	Phillip Kassis	5481 1st Ave S.	7/25/2018	\$1,800
<b>Total Amount of Liens Certified:</b>							<b>\$1,800</b>

Active Violations at Time First Lien was Certified	
18-5718	Fence/Wall/Hedge Maintenance
	Gable Vent Open
	Roof Disrepair
	Window glass
	Paint- main structure
	Door-exterior

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Rolando Escamilla	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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**Details:**  
 04/16/18: Phone Call: Spoke with Phillip property is being sold and there's an active demo permit. I advised owner no active permit on file.  
 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 of 1

Report Prepared On: 3/14/2019

Meeting Date: 3/27/2019

Liens being considered below resulted from:  Violations at the Property

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

Property Address	735 17th Ave South	Date of CEB Hearing	3/28/2018
Current Owner(s)	Cladari Property Managers Inc	CEB Certified Mail Claimed	Yes
		Date Property Posted	3/15/2018

Notices Mailed To Following Address(es)	Case #	16-11905	Case #	
	Street	7905 66th Ln N	Street	
	City	Saint Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
3	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
16-11905	06/21/16	02/20/19	In compliance	Cladari Property Managers Inc	735 17th Ave S.	10/24/2018	\$3,000
<b>Total Amount of Liens Certified:</b>							<b>\$3,000</b>

Active Violations at Time First Lien was Certified	
16-11905	Zoning Prohibited use

Representative Present at CEB Hearing	Yes
Representative Present at	1 of 2 Lien Hearings

Person to Attend Hearing	Claudia Arias	If person attending hearing is not Owner, is Authorization to Represent on File?
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**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 of 1

Report Prepared On: 3/14/2019

Meeting Date: 3/27/2019

Liens being considered below resulted from:  Violations at the Property

Applicant Request:  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
		Date Property Posted	8/10/2018

Notices Mailed To Following Address(es)	Case #	18-10152	Case #	
	Street	4566 28th Ave 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
18-10152	04/26/18	03/07/19	In compliance	Lorine Blanchard	4566 28th Ave N.	12/19/2018	\$4,700
<b>Total Amount of Liens Certified:</b>							<b>\$4,700</b>

Active Violations at Time First Lien was Certified	
18-10152	Fascia/Soffit disrepair
	Permits

Representative Present at CEB Hearing	Yes
Representative Present at	2 of 3 Lien Hearings

Person to Attend Hearing	Lorine Blanchard	If person attending hearing is not Owner, is Authorization to Represent on File?	
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**Details:**  
 07/25/18: Jul Notice of Hearing addressed to Lorine Blanchard signed for by: same  
 08/10/18: Posting- Notice of hearing at violation address.  
 08/22/18: Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.  
 09/26/18: Sep. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days  
 12/19/18: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,700.00  
 01/23/19: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days  
 03/07/19: Case Closed



