



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 11/19/14

LRC 1: 2122 Park St N.	Owner(s):	USA Housing & Urban Development
LRC 2: 1134 75th Ave N.	Owner(s):	Ted Tenaglia
LRC 3: 3425 16th St N	Owner(s):	Lillian E. Lytle
LRC 4: 200 22nd Ave SE	Owner(s):	USA Federal National Mortgage Assn.

LR 1: 610 31st St S.	Owner(s):	New Market Realty LLC
	Representative:	Keisha Latimore



Lien Release Consent Items



Report LRC1 Part 1 of 1

Report Prepared On: 11/4/2014
Meeting Date: 11/19/2014

Consent Item

Property Address	2122 Park St N.
Current Owner(s)	USA Housing and Urban Development

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
13-11528	2122 Park St N	Lynn Fasanello and Courtland Cuellar	03/25/2014	\$2,800
13-11528	2122 Park St N	Lynn Fasanello and Courtland Cuellar	02/25/2014	\$3,500
13-11528	2122 Park St N	Lynn Fasanello and Courtland Cuellar	01/21/2014	\$3,500
13-11528	2122 Park St N	Lynn Fasanello and Courtland Cuellar	12/17/2013	\$1,200
Total Amount of Liens Certified:				\$11,000

Details: City staff requests these liens be released in their entirety.



Report LRC2 Part 1 of 1

Report Prepared On: 11/4/2014
Meeting Date: 11/19/2014

Consent Item

Property Address	1134 75th Ave N.
Current Owner(s)	Ted Tenaglia

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
14-1058	1134 75th Ave N.	Peter E. & Lori L Bonalewicz	08/26/2014	\$1,750
14-1058	1134 75th Ave N.	Peter E. & Lori L Bonalewicz	07/22/2014	\$1,400
14-1058	1134 75th Ave N.	Peter E. & Lori L Bonalewicz	06/24/2014	\$1,850
Total Amount of Liens Certified:				\$5,000

Details: Per Legal. City staff requests these liens be released in their entirety.



Report LRC3 Part 1 of 1

Report Prepared On: 11/14/2014
Meeting Date: 11/19/2014

Consent Item

Property Address	3425 16th St N.
Current Owner(s)	Mario Silva

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-3716	3425 16th St. N.	Lillian Lytle	11/16/2010	\$2,100
10-3716	3425 16th St. N.	Lillian Lytle	10/26/2010	\$3,500
10-3716	3425 16th St. N.	Lillian Lytle	09/21/2010	\$2,800
10-3716	3425 16th St. N.	Lillian Lytle	08/24/2010	\$2,800
10-3716	3425 16th St. N.	Lillian Lytle	07/27/2010	\$900
Total Amount of Liens Certified:				\$12,100

Details: City staff requests these liens be released in their entirety.



Report LRC4 Part 1 of 1

Report Prepared On: 11/4/2014
Meeting Date: 11/19/2014

Consent Item

Property Address	200 22nd Ave SE
Current Owner(s)	USA Federal National Mortgage Assn.

Case Number	Address	Owner at Time of Lien	Date Lien Certified	Lien Amount
10-10632	200 22nd Ave SE	Daniel Grant Est.	01/25/2011	\$4,200
10-10632	200 22nd Ave SE	Daniel Grant Est.	12/14/2010	\$2,300
Total Amount of Liens Certified:				\$6,500

Details: This property is subject to foreclosure action. If the plaintiff in the foreclosure suit had named the city as a defendant, the CEB liens would have been foreclosed as a matter of law. Rather than requiring the current owner to begin new foreclosure action with the city named as the defendant, staff requests the liens be released from the property address only and remain in the name of the owner at the time of the lien.



Lien Release/Reduction Requests



Report LR-1 **Part** 1 of 1

Report Prepared On: 11/5/2014
Meeting Date: 11/19/2014

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

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

Property Address	610 31st St S.	Date of CEB Hearing	4/23/2014
Current Owner(s)	New Market Realty LLC	CEB Certified Mail Claimed	3/20/2014
		Date Property Posted	4/11/2014

Notices Mailed To Following Address(es)	Case #	13-18707	Case #	13-18707
	Street	2961 1st Ave N STE D	Street	826 40th Ave S
	City	St. Petersburg	State	FL

0	Active Violation Cases Currently at Subject Property
15	Other Properties in Pinellas County in the Name of the Current Owner
9	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
13-18707	09/09/13	11/04/14	In compliance	New Market Realty LLC	610 31st St S	6/24/2014	\$3,700
Total Amount of Liens Certified:							\$3,700

Active Violations at Time First Lien was Certified	
13-18707	Electric Disrepair/Unsafe
	Ceiling Interior
	Walls- Interior
	Electric Cover Plates

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

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

Details: All mail was returned unclaimed. Owner did not attend Code Enforcement Board or the first Special Magistrate hearing. A lien was certified for \$3700.00. Owner did attend the next Special Magistrate hearing.