



**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date: 3/23/2016**

<b>LR 1:</b>	1042 9th Ave. S.	<b>Owner(s):</b>	Seramalia LLC
		<b>Representative:</b>	Michael Taylor John Strakal
<b>LR 2:</b>	728 20th Ave. S.	<b>Owner(s):</b>	Dynamic Real Estate Corp.
		<b>Representative:</b>	Robert Earhart
<b>LR 3:</b>	2527 14th Ave. N.	<b>Owner(s):</b>	CITIMORTGAGE, Inc.
		<b>Representative:</b>	Alison M. Meyer, Esq.
<b>LR 4:</b>	2880 Central Ave.	<b>Owner(s):</b>	Goldensun 8 LLC
		<b>Representative:</b>	Anthony D'Orazio
<b>LR 5:</b>	501 49th Ave. N.	<b>Owner(s):</b>	MJ 4399, Inc.
		<b>Representative:</b>	Joe Faraci
<b>LR 6:</b>	270 38th Ave. SE	<b>Owner(s):</b>	Michael B. Kelly
		<b>Representative:</b>	Bill Tourtelot Kym Ottaviani
<b>LR 7:</b>	211 3rd St. N.	<b>Owner(s):</b>	Old St. Pete Dev Corp
		<b>Representative:</b>	Dale Schooley
<b>LR 8:</b>	241 3rd St. N.	<b>Owner(s):</b>	Old St. Pete Dev Corp
		<b>Representative:</b>	Dale Schooley



St. Petersburg  
[www.stpete.org](http://www.stpete.org)

# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 3/9/2016

Meeting Date: 3/23/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1042 9th Ave. S.	Date of CEB Hearing	10/23/2013
Current Owner(s)	Seramalia LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	10/9/2013

Notices Mailed To Following Address(es)	Case #	13-7406		Case #		
	Street	13575 58th St. N.		Street		
	City	Clearwater	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
13-7406	05/08/13	07/02/15	Permit closed.	Seramalia LLC	1042 9th Ave S	1/21/2014	\$3,500
13-7406	05/08/13	07/02/15	Permit closed.	Seramalia LLC	1042 9th Ave S	2/25/2014	\$3,500
13-7406	05/08/13	07/02/15	Permit closed.	Seramalia LLC	1042 9th Ave S	12/17/2013	\$3,000
<b>Total Amount of Liens Certified:</b>							<b>\$10,000</b>

Active Violations at Time First Lien was Certified	
13-7406	Permit expired.

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 3 <b>Lien Hearings</b>

Person to Attend Hearing	Michael Taylor / John Strakal	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

**Details:** Seramalia LLC did not attend any of the hearings. All certified mail was signed for.



Report LR-2 Part 1 of 1

Report Prepared On: 3/9/2016

Meeting Date: 3/23/2016

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
<b>Total Amount of Liens Certified:</b>							<b>\$24,700</b>

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

<b>Representative Present at CEB Hearing</b>		No
<b>Representative Present at</b>		0 of 2 <b>Lien Hearings</b>

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





Report LR-3 Part 1 of 1

Report Prepared On: 3/9/2016

Meeting Date: 3/23/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2527 14th Ave. N.	Date of CEB Hearing	9/24/2014
Current Owner(s)	CITIMORTGAGE, Inc.	CEB Certified Mail Claimed	Yes
		Date Property Posted	9/17/2014

Notices Mailed To Following Address(es)	Case #	14-10337	Case #	
	Street	1000 Technology Dr.	Street	
	City	O Fallon	State	MO

N/A	Active Violation Cases Currently at Subject Property
N/A	Other Properties in Pinellas County in the Name of the Current Owner
N/A	Active Violation Cases at Other Properties in the Name of the Current Owner
N/A	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
14-10337	06/03/14	05/11/15	In Compliance	CITI MORTGAGE	2527 14th Ave. N.	2/24/2015	\$3,500
14-10337	06/03/14	05/11/15	In Compliance	CITI MORTGAGE	2527 14th Ave. N.	1/20/2015	\$3,500
14-10337	06/03/14	05/11/15	In Compliance	CITI MORTGAGE	2527 14th Ave. N.	12/16/2014	\$2,800
14-10337	06/03/14	05/11/15	In Compliance	CITI MORTGAGE	2527 14th Ave. N.	11/18/2014	\$2,500
<b>Total Amount of Liens Certified:</b>							<b>\$12,300</b>

Active Violations at Time First Lien was Certified	
14-10337	Fence, wall, hedge maintenance
	Permits
	Certificate of Inspection

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

Person to Attend Hearing	Robertson, Anschutz & Schneid, P.L.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
	Alison M. Meyer, Esq.		

**Details:** CITIMORTGAGE, Inc. did not attend any of the hearings. All certified mail was signed for.



Report LR-4 Part 1 of 1

Report Prepared On: 3/9/2016

Meeting Date: 3/23/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2880 Central Ave.	Date of CEB Hearing	2/26/2014
Current Owner(s)	Goldensun 8 LLC	CEB Certified Mail Claimed	No
		Date Property Posted	2/13/2014

Notices Mailed To Following Address(es)	Case #	13-22005		Case #		
	Street	623 3rd St. N. #8		Street		
	City	St. Petersburg	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
1	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
13-22005	10/21/13	05/19/14	In Compliance	Goldensun 8 LLC	2880 Central Ave	4/22/2014	\$3,000
<b>Total Amount of Liens Certified:</b>							<b>\$3,000</b>

Active Violations at Time First Lien was Certified	
13-22005	Junk/Rubbish/Outdoor Storage
	Paint - Main Structure
	Walls - Exterior

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 1 <b>Lien Hearings</b>

Person to Attend Hearing	Anthony D'Orazio	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

**Details:** Goldensun 8 LLC did not attend any of the hearings. All certified mail was returned: Not deliverable as addressed.



Report LR-5 Part 1 of 1

Report Prepared On: 3/9/2016

Meeting Date: 3/23/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	501 49th Ave. N.	Date of CEB Hearing	6/24/2015
Current Owner(s)	MJ 4399, Inc.	CEB Certified Mail Claimed	Yes
		Date Property Posted	6/5/2015

Notices Mailed To Following Address(es)	Case #	15-3483	Case #	
	Street	5101 Ocean Dr.	Street	
	City	Sarasota	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
15-3483	02/27/15	02/22/16	In Compliance	MJ 4399, Inc.	501 4th Ave. N.	8/25/2015	\$3,700
15-3483	02/27/15	02/22/16	In Compliance	MJ 4399, Inc.	501 4th Ave. N.	9/22/2015	\$2,800
15-3483	02/27/15	02/22/16	In Compliance	MJ 4399, Inc.	501 4th Ave. N.	10/21/2015	\$2,900
<b>Total Amount of Liens Certified:</b>							<b>\$9,400</b>

Active Violations at Time First Lien was Certified	
15-3483	Electric Disrepair/Unsafe
	Permits
	Fence/Wall/Hedge Maintenance
	Plumbing - Condition
	Windows/Window Screens
	Maintenance - Structure/Parts
	Walls - Exterior
	Paint - Main Structure
<b>Representative Present at CEB Hearing</b> No	
<b>Representative Present at</b> 1 of 4 <b>Lien Hearings</b>	

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

**Details:** MJ 4399, Inc. attended one lien hearing on 11/18/2015. All certified mail was signed for.





Report LR-6 Part 1 of 1

Report Prepared On: 3/9/2016

Meeting Date: 3/23/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	270 38th Ave. SE	Date of CEB Hearing	7/23/2014
Current Owner(s)	Michael B. Kelly	CEB Certified Mail Claimed	No
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	14-6799	Case #	
	Street	1317 S. Berthe Ave.	Street	
	City	Panama City	State	FL

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
14-6799	04/21/14	11/17/14	In Compliance	Cynthia C. & Michael B. Kelly	270 38th Ave. SE	8/26/2014	\$900
14-6799	04/21/14	11/17/14	In Compliance	Cynthia C. & Michael B. Kelly	270 38th Ave. SE	9/23/2014	\$2,800
<b>Total Amount of Liens Certified:</b>							<b>\$3,700</b>

Active Violations at Time First Lien was Certified	
14-6799	Junk, Rubbish, Outdoor Storage
	Parking - Residential Maintenance
	Structure Numbers Street/Alley
	Legal Premises Agent

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

Person to Attend Hearing	Bill Tourtelot / Kym Ottaviani	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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**Details:** Michael Kelly did not attend any of the hearings. All certified mail was returned: Not deliverable as addressed.



Report LR-7 Part 1 of 1

Report Prepared On: 3/9/2016

Meeting Date: 3/23/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	211 3rd St. N.			Date of CEB Hearing	3/27/2013
Current Owner(s)	Old St. Pete Dev Corp			CEB Certified Mail Claimed	Yes
				Date Property Posted	3/21/2013
Notices Mailed To Following Address(es)	Case #	12-12291	Case #		
	Street	P.O. Box 3601	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
12-12291	07/11/12	04/23/15	In Compliance	Old St. Pete Dev Corp	211 3rd St. N.	9/24/2013	\$5,300
12-12291	07/11/12	04/23/15	In Compliance	Old St. Pete Dev Corp	211 3rd St. N.	8/27/2013	\$1,000
12-12291	07/11/12	04/23/15	In Compliance	Old St. Pete Dev Corp	211 3rd St. N.	7/23/2013	\$2,800
12-12291	07/11/12	04/23/15	In Compliance	Old St. Pete Dev Corp	211 3rd St. N.	6/25/2013	\$6,500

Total Amount of Liens Certified: **\$15,600**

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

12-12291	Stairs - Exterior
	Porch Disrepair
	Insect/Pest Extermination
	Water Heater
	Electric Disrepair/Unsafe
	Fascia/Soffit Disrepair
	Ceiling - Interior
	Maintenance - Structure/Parts
	Junk/Rubbish/Outdoor Storage
	Walls - Exterior
	Permits

Representative Present at CEB Hearing | No

Representative Present at		1 of 4	Lien Hearings
Person to Attend Hearing	Dale Schooley	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details: Old St. Pete Dev Corp attended one lien hearing on 8/27/2013. All certified mail was signed for.



Report LR-8 Part 1 of 1

Report Prepared On: 3/10/2016

Meeting Date: 3/23/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	241 3rd St. N.				Date of CEB Hearing	1/21/2015	
Current Owner(s)	Old St. Pete Dev Corp				CEB Certified Mail Claimed	No	
					Date Property Posted	1/5/2015	
Notices Mailed To Following Address(es)	Case #	14-22212		Case #			
	Street	P.O. Box 3601		Street			
	City	St. Petersburg	State	FL	City		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
14-22212	10/20/14	06/17/15	In Compliance	Old St. Pete Dev Corp	241 3rd St. N.	2/24/2015	\$900
						<b>Total Amount of Liens Certified:</b>	<b>\$900</b>
Active Violations at Time First Lien was Certified							
14-22212	Permits						
	Paint - Main Structure						
	Window Glass						
	Window Screens						
	Walls - Exterior						
	Maintenance - Structure/Parts						
	Junk/Rubbish/Outdoor Storage						

<b>Representative Present at CEB Hearing</b>				No			
<b>Representative Present at</b>				0 of 1		<b>Lien Hearings</b>	
Person to Attend Hearing	Dale Schooley			If person attending hearing is not Owner, is Authorization to Represent on File?			Yes

**Details:** Old St. Pete Dev Corp did not attend any of the hearings. Four pieces of certified mail were signed for; one piece was returned: Unclaimed.