



CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:12/16/2020

LR 1:	2220 18th St S	Owner(s):	USA Housing & Urban Development
		Representative:	Walter Pardy
LR 2:	4801 Dr Martin Luther King Jr St N	Owner(s):	HTN Trust Inc.
		Representative:	Matthew D Wolf, Esq. Richard Brightman
LR 3:	302 15th St N	Owner(s):	Sail Future Inc
		Representative:	Michael Long
LR 4:	4642 17th Ave S	Owner(s):	Michael S. Lewis
LR 5:	2349 Central Ave	Owner(s):	Mari Jean Boutique LLC/ Mari Jean Hotel LLC
		Representative:	Michael Andoniades



St. Petersburg
www.stpete.org

Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 12/1/2020

Meeting Date: 12/16/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	2220 18th St S			Date of CEB Hearing	11/20/2019
Current Owner(s)	USA Housing & Urban Development			CEB Certified Mail Claimed	No
				Date Property Posted	11/5/2019
Notices Mailed To Following Address(es)	Case #	19-22913	Case #		
	Street	451 7th St SW	Street		
	City	Washington	State	DC	City

0	Active Violation Cases Currently at Subject Property
5	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
19-22913	08/27/19	09/22/20	In compliance	USA Housing & Urban Dev.	2220 18th St S	2/26/2020	\$3,500
19-22913	08/27/19	09/22/20	In compliance	USA Housing & Urban Dev.	2220 18th St S	1/22/2020	\$3,800

Total Amount of Liens Certified:							\$7,300
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Active Violations at Time First Lien was Certified	
19-22913	Trees/Branches Hazardous- Various Tree (s) and/or branches (es) located on private property and/or abutting right-of-way is in such diseased or dead condition so as to be considered hazardous.

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

Person to Attend Hearing	Walter Pardy	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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Details:
 11/05/19: Posting- Notice of hearing at violation address.
 11/20/19: Nov. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 01/22/20: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00.
 02/18/20: Telephone Conversation- Spoke with Daisy Escobar regarding SM hearing 2-26-20.
 02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 09/22/20: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 11/16/2020
Meeting Date: 12/16/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	4801 Dr. Martin Luther King Jr. St. N.	Date of CEB Hearing	11/20/2019
Current Owner(s)	19 717 Land Trust/ HTN Trust Inc Tre	CEB Certified Mail Claimed	No
		Date Property Posted	11/7/2019

Notices Mailed To Following Address(es)	Case #	19-23093	Case #	19-23093
	Street	PO Box 274171	Street	11207 Clayridge Dr
	City	Tampa	City	Tampa
	State	FL	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
19-23093	08/29/19	10/20/20	In compliance	19 717 Land Trust	4801 Dr. Martin Luther King Jr. St. N.	2/26/2020	\$3,500
19-23093	08/29/19	10/20/20	In compliance	19 717 Land Trust	4801 Dr. Martin Luther King Jr. St. N.	1/22/2020	\$3,800
Total Amount of Liens Certified:							\$7,300

Active Violations at Time First Lien was Certified	
19-23093	Permits expired without approved final inspection by building department.

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

Person to Attend Hearing	Matthew D. Wolf, Esq. and Richard Brightman	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details:
 09/26/19: Telephone Conversation- Spoke with Jim Chancey in reference to the permits. He was advised to speak with permits/zoning department.
 10/23/19: Nov. Notice of Hearing addressed to Owner returned: Unclaimed
 11/07/19: Posting- Notice of hearing at violation address.
 11/20/19: Nov. Public Hearing: Owner/representative attended hearing. Board gave 25 days.
 01/08/20: Order of the Board addressed to Owner returned: Unclaimed
 01/22/20: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00.
 02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 10/20/20: Close Case



Report LR-3 **Part** 1 of 1

Report Prepared On: 11/17/2020

Meeting Date: 12/16/2020

Liens being considered below resulted from: *Violations at another Property, Attached Due to Owner's Name or Prior Owner's Name*

Applicant Request: *Release of Lien(s) from name only. Lien(s) to remain on subject property.*

Property Address	302 15th St N
Current Owner(s)	Faith House of Florida Inc.

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
18-00023434	Sailfuture Inc	302 15th St N	11/20/2019	\$2,800
18-00023434	Sailfuture Inc	302 15th St N	10/23/2019	\$2,800
18-00023434	Sailfuture Inc	302 15th St N	9/25/2019	\$2,800
18-00023434	Sailfuture Inc	302 15th St N	8/28/2019	\$19,200
Total Amount of Liens Certified:				\$27,600

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

Details: Sailfuture Inc. sold the property 302 15th St N to Faith House of Florida Inc. on February 26,2020. Sail Future Inc. is applying to have the liens released from their name only.



Report LR-4 Part 1 of 1

Report Prepared On: 12/1/2020

Meeting Date: 12/16/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	4642 17th Ave S				Date of CEB Hearing	9/25/2019	
Current Owner(s)	Michael S. Lewis				CEB Certified Mail Claimed	Yes	
					Date Property Posted	9/12/2019	
Notices Mailed To Following Address(es)	Case #	Pt N		Case #			
	Street	7394 Kindal Pt N.		Street			
	City	Pinellas Park	State	FL	City		State
0	Active Violation Cases Currently at Subject Property						
5	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
19-11641	05/07/19	11/18/20	In compliance	Michael Lewis	4642 17th Ave S	2/26/2020	\$3,500
19-11641	05/07/19	11/18/20	In compliance	Michael Lewis	4642 17th Ave S	1/22/2020	\$3,500
19-11641	05/07/19	11/18/20	In compliance	Michael Lewis	4642 17th Ave S	12/18/2019	\$2,800
19-11641	05/07/19	11/18/20	In compliance	Michael Lewis	4642 17th Ave S	11/20/2019	\$3,100
Total Amount of Liens Certified:							\$12,900
Active Violations at Time First Lien was Certified							
19-11641	Permit required for replacement of front door and work going on north west side of structure.						

Representative Present at CEB Hearing				No					
Representative Present at				0		of 4		Lien Hearings	
Person to Attend Hearing	Michael Lewis					If person attending hearing is not Owner, is Authorization to Represent on File?			

Details:
 08/19/19: Sep. Notice of Hearing addressed to Owner signed by: Mike Lewis
 09/12/19: Posting- Notice of hearing at violation address.
 09/25/19: Sep. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 09/25/19: Order of the Board addressed to owner signed by: June Lewis
 11/20/19: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
 12/18/19: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
 01/22/20: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
 03/12/20: Telephone Conversation: Spoke with Mike Lewis. He stated having a difficult time getting contractor to obtain after the fact permit for such a small job. He cannot pull the permit himself because property is not homesteaded.
 09/15/20: Telephone Conversation: Spoke to Mike Lewis he stated he is still working on permit for front door.
 11/18/20: Close Case



Report LR-5 Part 1 of 1

Report Prepared On: 12/2/2020

Meeting Date: 12/16/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	2349 Central Ave	Date of CEB Hearing	2/27/2019
Current Owner(s)	Mari Jean Hotel LLC	CEB Certified Mail Claimed	No
		Date Property Posted	2/7/2019

Notices Mailed To Following Address(es)	Case #	18-28637	Case #	
	Street	3779 Loquet Ave	Street	
	City	Coconut Grove	State	33133

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
18-28637	10/29/18	07/23/19	In compliance	Mari Jean Hotel LLC	2349 Central Ave	6/26/2019	\$5,250
18-28637	10/29/18	07/23/19	In compliance	Mari Jean Hotel LLC	2349 Central Ave	5/22/2019	\$4,200
18-28637	10/29/18	07/23/19	In compliance	Mari Jean Hotel LLC	2349 Central Ave	4/24/2019	\$4,650
Total Amount of Liens Certified:							\$14,100

Active Violations at Time First Lien was Certified	
18-28637	Land Development Regulations- Approval required for use as hotel/motel/apartment rentals.

Representative Present at CEB Hearing	No
Representative Present at	0 of 3 Lien Hearings

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

Details:

11/02/18: Telephone Conversation: Spoke with Lisa, explained violations and requirements. She will take care ASAP
11/06/18: Telephone Conversation: Spoke with Lisa, they have business license, I explained need approval for current use, gave number for zoning.
11/08/18: Telephone Conversation: Spoke with owner Mike went over case and violations need approval from zoning for hotel/motel. He will see Corey in zoning.
12/13/18: Telephone Conversation: Per Mike he has hired contractor for fire suppression system trying to schedule meeting with fire inspector. I explained need to get in and apply for change of use permit/zoning approval.
02/07/19: Posting- Notice of hearing at violation address.
02/15/19: Feb. Notice of Hearing addressed to owner returned: Attempted- not known
02/20/19: Telephone Conversation: Mike gave permit status, also gave him dept recommendation, he needs to have approved permit or attend March lien hearing for additional time.
02/27/19: Feb. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
04/15/19: Order of the Board addressed to owner returned: Vacant
04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,800.00.
05/16/19: Telephone Conversation: Mike has turned in plans and they have asked for additional information/make changes. They have a meeting next week with city staff. Per Mike they are not getting notices from Codes.
05/22/19: May. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,200.00.
06/26/19: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$5,250.00.
07/23/19: Close Case

