



St. Petersburg  
www.stpete.org

**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:10/27/2021**

---

<b>LR 1:</b>	2124 11th Ave S	<b>Owner(s):</b>	Y S Nadlan LLC
		<b>Representative:</b>	Bennie Small Jr
<b>LR 2:</b>	1705 9th Ave N	<b>Owner(s):</b>	W Terrill Reeb Jr.
		<b>Representative:</b>	
<b>LR 3:</b>	6613 8th Ave N	<b>Owner(s):</b>	Armando Ezquerra
		<b>Representative:</b>	Alexander Cubas P.A.
<b>LR 4:</b>	340 47th St N	<b>Owner(s):</b>	Leung, Wai Man
		<b>Representative:</b>	Jake E. Delcamp, Esq.
<b>LR 5:</b>	3739 22nd Ave N	<b>Owner(s):</b>	S R P Sub LLC
		<b>Representative:</b>	Brittany Ecker
<b>LR 6:</b>	1810 Nebraska Ave NE	<b>Owner(s):</b>	Dino Kulic
<b>LR 7:</b>	833 61st Ave NE	<b>Owner(s):</b>	Carol Curtis Thomas



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

# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 10/4/2021

Meeting Date: 10/27/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2124 11th Ave S	Date of CEB Hearing	4/28/2021
Current Owner(s)	Y S Nadlan LLC	CEB Certified Mail Claimed	No
		Date Property Posted	4/6/2021

Notices Mailed To Following Address(es)	Case #	20-21999	Case #	20-21999
	Street	8 Idud Israel St	Street	2301 NW 7 St Suite H
	City	Petah Tikva	City	Miami
	State		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
20-21999	09/14/20	08/23/21	In compliance	Y S Nadlan LLC	2124 11th Ave S	7/28/2021	\$3,500
20-21999	09/14/20	08/23/21	In compliance	Y S Nadlan LLC	2124 11th Ave S	6/23/2021	\$3,100
<b>Total Amount of Liens Certified:</b>							<b>\$6,600</b>

Active Violations at Time First Lien was Certified	
20-21999	Permits

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

Person to Attend Hearing	Bennie Small Jr	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details
04/05/21: Apr. Notice of Hearing addressed to owner returned: Not deliverable as addressed
04/06/21: Posting- Notice of hearing at violation address.
04/28/21: Apr. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
06/23/21: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.
07/28/21: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
08/23/21: Case Closed





Report LR-2 Part 1 of 1

Report Prepared On: 10/4/2021

Meeting Date: 10/27/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1705 9th Ave N			Date of CEB Hearing	11/20/2019
Current Owner(s)	Reeb, W Terrill Jr			CEB Certified Mail Claimed	10/29/2019
				Date Property Posted	11/6/2019
Notices Mailed To Following Address(es)	Case #	19-23429	Case #		
	Street	775 18th Ave N	Street		
	City	St. Petersburg	State	FL	City

0	Active Violation Cases Currently at Subject Property
26	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
19-00023429	08/27/19	07/23/21	In compliance	W Terrill Reeb Jr	1705 9th Ave N	3/24/2021	\$40,000
<b>Total Amount of Liens Certified:</b>							<b>\$40,000</b>

Active Violations at Time First Lien was Certified	
19-23429	Accessory Structure- repairs
	R-O-W Changing surface

<b>Representative Present at CEB Hearing</b>		Yes
<b>Representative Present at</b>		2 of 3 <b>Lien Hearings</b>

Person to Attend Hearing	W Terrill Reeb Jr.	If person attending hearing is not Owner, is Authorization to Represent on File?
--------------------------	--------------------	--

**Details**

10/29/19: Oct. Notice of Hearing addressed to owner signed by: T. Reeb  
 11/06/19: Posting- Notice of hearing at violation address.  
 11/20/19: Nov. Public Hearing: Owner/representative attended hearing. Board gave 90 days.  
 01/06/20: Jan. Order of the Board addressed to owner returned: Unclaimed  
 02/26/20: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days.  
 11/16/20: Telephone Conversation: Returned call to Stephanie explained that violations have not been corrected and that permit has not been issued, no revisions have been submitted, last actions taken on permit 4/30/20.  
 11/18/20: Nov. Special Magistrate Hearing: Staff recommended deferral- City Process  
 01/27/21: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days.  
 03/18/21: Telephone Conversation: I spoke to Mr. Reeb advised the AFT permit is still showing as IP. Provided contact information for permitting to resolve issue.  
 03/24/21: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$40,000.00.  
 04/22/21: Case removed from CEB/SM.  
 07/23/21: Case Closed





Report LR-3 Part 1 of 1

Report Prepared On: 10/8/2021

Meeting Date: 10/27/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	6613 8th Ave N				Date of CEB Hearing	2/28/2018		
Current Owner(s)	Armando Ezquerra				CEB Certified Mail Claimed	No		
					Date Property Posted	2/15/2018		
Notices Mailed To Following Address(es)	Case #	17-30415		Case #				
	Street	236 Market St Apt 2		Street				
	City	Philadelphia	State	PA	City		State	
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	
17-30415	12/07/17	09/19/18	Voided to demo case	Ezquerra, Armando	6613 8th Ave N	8/22/2018	\$11,900	
17-30415	12/07/17	09/19/18	Voided to demo case	Ezquerra, Armando	6613 8th Ave N	4/25/2018	\$2,800	
17-30415	12/07/17	09/19/18	Voided to demo case	Ezquerra, Armando	6613 8th Ave N	3/28/2018	\$1,300	
<b>Total Amount of Liens Certified:</b>							<b>\$16,000</b>	
<b>Active Violations at Time First Lien was Certified</b>								
17-00030415	Roof Disrepair, Walls Exterior, Fascia/Soffit disrepair, Permits							
<b>Representative Present at CEB Hearing</b>					No			
<b>Representative Present at</b>					2	of	4	<b>Lien Hearings</b>

Person to Attend Hearing	Alexander G Cubas, P.A.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

**Details**

02/15/18: Posting- Notice of hearing at violation address.  
 02/28/18: Feb. Public Hearing: Owner/representative attended hearing. Board gave 15 days.  
 03/26/18: Feb. Order of the Board addressed to owner signed by: Not legible  
 03/28/18: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,300.00.  
 04/16/18: Telephone Conversation: Received phone message from Armando. Owner advised he has received nothing for this case and has been on a boat for a very long time. I advised he will need to contact construction services to determine permits needed for repairs and property is scheduled for SM on 4/25.  
 04/25/18: Apr. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$2,800.00.  
 05/23/18: May Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 60 days.  
 08/22/18: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$11,900.00.  
 09/19/18: Case removed from CEB/SM to refer to demo.  
 09/19/18: Case Closed







Report LR-4 Part 1 of 1

Report Prepared On: 10/12/2021

Meeting Date: 10/27/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	340 47th St N	Date of CEB Hearing	4/24/2019
Current Owner(s)	Wai Man Leung	CEB Certified Mail Claimed	Yes
		Date Property Posted	4/9/2019

Notices Mailed To Following Address(es)	Case #	19-1934	Case #	19-1934
	Street	2765 Glauser Dr	Street	340 47th St N
	City	San Jose	State	CA
	City	St. Petersburg	State	FL

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
19-00001934	01/24/19	10/06/21	In compliance	Wai Man Leung	340 47th St N	11/18/2020	\$25,000
<b>Total Amount of Liens Certified:</b>							<b>\$25,000</b>

Active Violations at Time First Lien was Certified	
19-00001934	Permits, Zoning Prohibited use
<b>Representative Present at CEB Hearing</b> Yes	
<b>Representative Present at</b> 3 of 3 <b>Lien Hearings</b>	

Person to Attend Hearing	Jack E. Delcamp, Esq.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
--------------------------	-----------------------	--	-----

**Details**

03/21/19: Apr. Notice of Hearing addressed to owner signed by: Wai  
 04/09/19: Posting- Notice of hearing at violation address.  
 04/24/19: Apr. Public Hearing: Owner/representative attended hearing. Board gave 90 days.  
 05/08/19: Apr. Order of the Board addressed to owner signed by: Signature not legible  
 08/28/19: Aug. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 90 days.  
 12/18/19: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 120 days.  
 11/04/20: Telephone Conversation: Called attorney for owner Jack. Per Jack, property isn't ready for reinspection. He thought it was prior to called, but the plans are being held up. Advised to plan to be at hearing if not resolved if not resolved or all liens will be certified.  
 11/18/20: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$25,000.00.  
 12/02/20: Case removed from CEB/SM.  
 10/06/21: Case Closed





Report LR-5 Part 1 of 1

Report Prepared On: 10/12/2021  
Meeting Date: 10/27/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	3739 22nd Ave N	Date of CEB Hearing	12/18/2019
Current Owner(s)	S R P Sub LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	12/4/2019

Notices Mailed To Following Address(es)	Case #	19-26633	Case #	
	Street	8665 E Hartford Dr Ste 200	Street	
	City	Scottsdale	State	AZ

0	Active Violation Cases Currently at Subject Property
210	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
19-26633	10/02/19	09/03/20	In compliance	SRP Sub LLC	3739 22nd Ave N	2/26/2020	\$3,500
19-26633	10/02/19	09/03/20	In compliance	SRP Sub LLC	3739 22nd Ave N	1/22/2020	\$1,000
<b>Total Amount of Liens Certified:</b>							<b>\$4,500</b>

Active Violations at Time First Lien was Certified	
19-26633	Parking-Apron, parking Residential Maintenance

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

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

Details
11/19/19: Nov. Notice of Hearing addressed to owner: Not signed
11/25/19: Posting- Notice of hearing at violation address.
12/18/19: Dec. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
01/08/20: Dec. Order of the Board addressed to owner signed by: Katy Kelly
01/22/20: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.
02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
09/02/20: Case Closed





Report LR-6 Part 1 of 1

Report Prepared On: 10/12/2021

Meeting Date: 10/27/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1810 Nebraska Ave NE	Date of CEB Hearing	8/22/2018
Current Owner(s)	Dino & Aida Kulic	CEB Certified Mail Claimed	Yes
		Date Property Posted	8/8/2018

Notices Mailed To Following Address(es)	Case #	18-12392	Case #	
	Street	1810 Nebraska Ave NE	Street	
	City	St. Petersburg	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
18-12392	05/21/18	09/15/21	In compliance	Dino & Aida Kulic	1810 Nebraska Ave NE	3/24/2021	\$1,000
<b>Total Amount of Liens Certified:</b>							<b>\$1,000</b>

Active Violations at Time First Lien was Certified			
18-12392	Walls-exterior, roof disrepair, and paint main structure		
Representative Present at CEB Hearing		No	
Representative Present at		1	of 1 Lien Hearings

Person to Attend Hearing	Dino Kulic	If person attending hearing is not Owner, is Authorization to Represent on File?	
--------------------------	------------	--	--

**Details**

07/25/18: Aug. Notice of Hearing addressed to owner signed by: Dino Kulic  
 08/08/18: Posting- Notice of hearing at violation address.  
 08/22/18: Aug. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 09/04/18: Aug. Order of the Board addressed to owner signed by: Not legible  
 09/26/18 to 01/27/21: Staff recommended deferral from Special Magistrate hearing to permits.  
 03/16/21: Telephone Conversation: Called and spoke with Dino and explained he needs an approved inspection before 3/24 hearing or he will need to attend hearing.  
 03/24/21: Mar. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$1,000.00.  
 04/20/21: Met with owner at property and windows have been installed approved permit inspections completed on April 15th. I told Dino, due to work done and approved inspection, we will defer from April's hearing.  
 04/28/21 to 07/28/21: Staff recommended deferral from Special Magistrate hearing to permits.  
 09/15/21: Case Closed





Report LR-7 Part 1 of 1

Report Prepared On: 10/13/2021

Meeting Date: 10/27/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	833 61st Ave NE			Date of CEB Hearing	9/25/2019
Current Owner(s)	Carol A Curtis			CEB Certified Mail Claimed	No
				Date Property Posted	9/11/2019
Notices Mailed To Following Address(es)	Case #	19-15091		Case #	
	Street	833 61st Ave NE		Street	
	City	St. Petersburg	State	FL	City

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
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	11/18/2020	\$26,500
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	2/26/2020	\$3,500
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	1/22/2020	\$3,500
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	12/18/2019	\$2,800
19-15091	06/17/19	09/27/21	In compliance	Carol Curtis	833 61st Ave NE	11/20/2019	\$3,100

<b>Total Amount of Liens Certified:</b>							<b>\$39,400</b>
---	--	--	--	--	--	--	-----------------

<b>Active Violations at Time First Lien was Certified</b>	
19-15091	<b>Plumbing, Walls-exterior, Window screens, Maintenance - structure parts, Permits</b>

<b>Representative Present at CEB Hearing</b>		No
<b>Representative Present at</b>		0 of 5 <b>Lien Hearings</b>

Person to Attend Hearing	Carol Curtis Thomas	If person attending hearing is not Owner, is Authorization to Represent on File?

**Details**

08/23/19: Sep. Notice of Hearing addressed to owner returned: Not deliverable as addressed.  
 09/11/19: Posting- Notice of hearing at violation address.  
 09/25/19: Sep. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 10/11/19: Sep. Order of the Board addressed to owner returned: Not deliverable as addressed.  
 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.  
 11/18/20: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$26,500.00.  
 12/09/20: Case Removed from CEB/SM  
 12/17/20: Municipal Ordinance Violation  
 09/27/21: Case Closed

