



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:01/25/2023

LR 1: 2026 4th St S

Owner(s): Sabal Palms Owner LLC
Representative: Marco Ponce

LR 2: 700 37th Ave S

Owner(s): Mussara Corp Inc
Representative: Stephan Marcelin



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 1/4/2023

Meeting Date: 1/25/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	2026 4th St S	Date of CEB Hearing	6/22/2022
Current Owner(s)	Sabal Palms Owner LLC	CEB Certified Mail Claimed	
		Date Property Posted	6/8/2022

Notices Mailed To Following Address(es)	Case #	22-4596	Case #	22-4596
	Street	15 Melnick Dr Ste 794	Street	1568 South Green Rd
	City	Monsey	State	NY
	City	South Euclid	State	OH

8	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
22-4596	02/25/22	10/18/22	In compliance	Sabal Palms Owner LLC	2026 4th St S	8/23/2022	\$5,600
22-4596	02/25/22	10/18/22	In compliance	Sabal Palms Owner LLC	2026 4th St S	7/26/2022	\$1,800
Total Amount of Liens Certified:							\$7,400

Active Violations at Time First Lien was Certified	
22-4546	Fascia/Soffit disrepair
	Walls- exterior
	Door exterior
	Stairs- exterior
	Window Screens
	Maintenance- Structure/Parts

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

Person to Attend Hearing	Mario Ponce	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details
06/08/22: Posting- Notice of hearing at violation address.
06/22/22: Jun. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
07/26/22: Order of the Board addressed to owner signed by: Not legible
07/26/22: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,800.00
08/23/22: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$5,600.00
10/18/22: Case closed.



Report LR-2 Part 1 of 1

Report Prepared On: 1/11/2023

Meeting Date: 1/25/2023

Liens being considered below resulted from: Violations at the Property

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

Property Address	700 37th Ave S			Date of CEB Hearing	6/22/2022
Current Owner(s)	Mussara Corp Inc.			CEB Certified Mail Claimed	No
				Date Property Posted	6/8/2022
Notices Mailed To Following Address(es)	Case #	22-5739		Case #	
	Street	13030 Tampa Oaks Blvd		Street	
	City	Temple Terrace	State	FL	City
				State	

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
22-5739	03/10/22	12/13/22	In compliance	Mussara Corp Inc	700 37th Ave S	11/15/2022	\$3,150
22-5739	03/10/22	12/13/22	In compliance	Mussara Corp Inc	700 37th Ave S	10/25/2022	\$9,450
22-5739	03/10/22	12/13/22	In compliance	Mussara Corp Inc	700 37th Ave S	8/23/2022	\$4,200
22-5739	03/10/22	12/13/22	In compliance	Mussara Corp Inc	700 37th Ave S	7/26/2022	\$1,350
Total Amount of Liens Certified:							\$18,150

Active Violations at Time First Lien was Certified	
22-5739	Permits

Representative Present at CEB Hearing		No
Representative Present at		0 of 4 Lien Hearings

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

Details
 05/09/22: Notice of hearing mailed to owner returned: Insufficient address
 06/08/22: Posting- Notice of hearing at violation address.
 06/22/22: Jun. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days
 07/14/22: Order of the Board addressed to owner returned: Insufficient address
 07/26/22: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,350.00
 08/23/22: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,200.00
 10/25/22: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$9,450.00
 11/15/22: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,150.00
 12/12/22: Telephone conversation: Received call from realtor with questions on permit. I explained to her that I returned calls to the number of the person that keeps calling about the violation and the mailbox is full. I've spoke to people at the property about needing to get the permit off in process status.
 12/13/22: Case closed.

