



**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date: 01/26/2022**

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<b>LR 1:</b>	3160 33rd St N	<b>Owner(s):</b>	B & D Properties
		<b>Representative:</b>	David Diebel
<b>LR 2:</b>	3130 Coquina Key Dr SE	<b>Owner(s):</b>	Mark Bruce Hollis
<b>LR 3:</b>	5822 6th Ave S	<b>Owner(s):</b>	Samuel A Foresman
<b>LR 4:</b>	2800 Dartmouth Ave N	<b>Owner(s):</b>	Perseus Holdings LLC
<b>LR 5:</b>	925 17th St S	<b>Owner(s):</b>	Kingo LLC
		<b>Representative:</b>	



# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 12/29/2021  
Meeting Date: 1/26/2022

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

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

Property Address	3160 33rd St N	Date of CEB Hearing	8/25/2021
Current Owner(s)	B & D Properties LLC	CEB Certified Mail Claimed	7/13/2021
		Date Property Posted	8/9/2021

Notices Mailed To Following Address(es)	Case #	21-9688	Case #	
	Street	3167 Barbour Trl	Street	
	City	Odessa	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
21-9688	04/27/21	12/09/21	In compliance	B & D Properties LLC	3160 33rd St N	11/17/2021	\$3,600
Total Amount of Liens Certified:							\$3,600

Active Violations at Time First Lien was Certified	
21-9688	Permits

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	David Diebel	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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#### Details

07/13/21: July Notice of Hearing addressed to owner signed by: Brett Bennett  
08/09/21: Posting- Notice of hearing at violation address.  
08/25/21: Aug. Public Hearing: Owner/representative attended hearing. Board gave 60 days.  
09/03/21: Aug. Order of the Board addressed to owner signed by: Brett Bennett  
10/25/21: Telephone Conversation: Received voicemail on 10/22/2021 stating permit is on file. Checked permit is in IP status. Returned call and left message.  
11/17/21: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,100.00  
12/09/21: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 12/29/2021

Meeting Date: 1/26/2022

Liens being considered below resulted from: ☒ Violations at the PropertyApplicant Request: ☒ Release Lien(s) in its/their entirety

Property Address	3130 Coquina Key Dr. SE	Date of CEB Hearing	6/26/2019
Current Owner(s)	Mark Bruce Hollis	CEB Certified Mail Claimed	No
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	19-8469	Case #	
	Street	3130 Coquina Key Dr SE	Street	
	City	St. Petersburg	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
19-8469	04/03/19	11/13/19	In compliance	Mark Bruce Hollis	3130 Coquina Key Dr SE	8/28/2019	\$3,800
Total Amount of Liens Certified:							\$3,800

Active Violations at Time First Lien was Certified	
19-8469	Permits

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

Person to Attend Hearing	Mark Bruce Hollis	If person attending hearing is not Owner, is Authorization to Represent on File?	
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**Details:**

06/10/19: Jun. Notice of Hearing addressed to Owner returned: Unclaimed  
06/10/19: Met with owner and explained that permit remained in process.  
06/26/19: Jun. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
07/09/19: Order of the Board addressed to owner signed by: Not legible  
08/28/19: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00.  
09/25/19: Sep. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended 30 days by SM.  
11/13/19: Close Case





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

**Report Prepared On:** 12/29/2021  
**Meeting Date:** 1/26/2022

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

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

<b>Property Address</b>	5822 6th Ave S				<b>Date of CEB Hearing</b>	6/23/2021	
<b>Current Owner(s)</b>	Samuel A Foresman				<b>CEB Certified Mail Claimed</b>	No	
					<b>Date Property Posted</b>	6/7/2021	
<b>Notices Mailed To Following Address(es)</b>	<b>Case #</b>	21-282		<b>Case #</b>			
	<b>Street</b>	5822 6th Ave S		<b>Street</b>			
	<b>City</b>	St. Petersburg	<b>State</b>		<b>City</b>		<b>State</b>
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						
<b>Case Number</b>	<b>Date Initiated</b>	<b>Date Closed or Voided</b>	<b>Reason Closed</b>	<b>Owner at Time of Lien</b>	<b>Address</b>	<b>Date Lien Certified</b>	<b>Lien Amount</b>
21-282	01/07/21	11/17/21	In compliance	Samuel Foresman	5822 6th Ave S	10/27/2021	\$3,500
21-282	01/07/21	11/17/21	In compliance	Samuel Foresman	5822 6th Ave S	9/22/2021	\$2,800
21-282	01/07/21	11/17/21	In compliance	Samuel Foresman	5822 6th Ave S	8/25/2021	\$2,800
21-282	01/07/21	11/17/21	In compliance	Samuel Foresman	5822 6th Ave S	7/28/2021	\$1,000
<b>Total Amount of Liens Certified:</b>							<b>\$10,100</b>
<b>Active Violations at Time First Lien was Certified</b>							
21-282	<b>Short-Term Rental Prohibited</b>						
<b>Representative Present at CEB Hearing</b>						No	
<b>Representative Present at</b>						0	of 4 <b>Lien Hearings</b>

<b>Person to Attend Hearing</b>	Samuel A Foresman	<b>If person attending hearing is not Owner, is Authorization to Represent on File?</b>	N/A

**Details**

03/26/21: Miscellaneous Information- Supervisor Vold had another complaint bout this property and all the traffic from renting rooms. On the listing it stats private room in house hosted by Sam for \$46/night and shows reviews.  
 06/07/21: Posting- Notice of hearing at violation address.  
 06/21/21: June Notice of Hearing addressed to owner returned: Unclaimed  
 06/23/21: Aug. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 07/28/21: Jun. Order of the Board addressed to owner returned: Unclaimed  
 07/28/21: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00  
 08/25/21: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00  
 09/22/21: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00  
 10/27/21: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00  
 11/17/21: Case Closed





Report LR-4 Part 1 of 1Report Prepared On: 1/5/2022Meeting Date: 1/26/2022Liens being considered below resulted from: ☒ Violations at the PropertyApplicant Request: ☒ Release Lien(s) in its/their entirety

Property Address	2800 Dartmouth Ave N	Date of CEB Hearing	5/25/2016
Current Owner(s)	Perseus Holdings LLC	CEB Certified Mail Claimed	No
		Date Property Posted	5/13/2016

Notices Mailed To Following Address(es)	Case #	16-2467	Case #	
	Street	8240 118th Ave N STE 300	Street	
	City	Largo	State	FL

0	Active Violation Cases Currently at Subject Property
19	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
16-00002467	02/10/16	08/17/16	In compliance	Perseus Holdings LLC	2800 Dartmouth Ave N	7/27/2016	\$3,300
Total Amount of Liens Certified:							\$3,300

Active Violations at Time First Lien was Certified	
16-2467	Fascia/soffit disrepair
	Landscaping- damage/trimming
	Structure Numbers

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Steven W Moore	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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**Details**

05/13/16: Posting- Notice of hearing at violation address.  
05/25/16: May Public Hearing: Owner/representative attended hearing. Board gave 30 days.  
06/13/16: Jun. Order of the Board addressed to owner signed by: K. Strothman  
06/22/16: Telephone Conversation: Received voicemail from John Shine stating violations are resolved.  
07/20/16: Telephone Conversation: Left voicemail explaining case and violations, & reminded of upcoming lien hearing.  
07/27/16: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,300.00  
08/15/16: Email received from John Shine stating he was assured this was completed. Apparently there was an accident where the maintenance guy did not complete it.  
08/17/16: Case Closed



Report LR-5 Part 1 of 1Report Prepared On: 1/10/2022Meeting Date: 1/26/2022Liens being considered below resulted from: ☒ Violations at the PropertyApplicant Request: ☒ Release Lien(s) in its/their entirety

Property Address	925 17th St S	Date of CEB Hearing	2/26/2020
Current Owner(s)	Kingo LLC	CEB Certified Mail Claimed	No
		Date Property Posted	2/11/2020

Notices Mailed To Following Address(es)	Case #	19-31291	Case #	19-31291
	Street	3001 N Rocky Point Dr E Ste 20	Street	3708 West Bay to Bay Blvd
	City	Tampa	City	St. Petersburg
	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
19-00031291	11/25/19	01/08/21	In compliance	Kingo LLC	925 17th St S	11/18/2020	\$24,100
Total Amount of Liens Certified:							\$24,100

Active Violations at Time First Lien was Certified	
19-31291	Walls- Exterior
	Window
	Soffit Screens
	Parking -Residential Maintenance

Representative Present at CEB Hearing	No
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Jorge Vazquez	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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**Details**

02/11/20: Posting- Notice of hearing at violation address.

02/26/20: Feb Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

03/09/20: Order of the Board addressed to owner returned: Not deliverable as addressed.

03/11/20: Telephone Conversation: Received call from property manager. Returned call and left voicemail.

11/18/20: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$24,100.00

12/15/20: Case Removed from CEB/SM

01/08/21: Case Closed

