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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:07/24/2019

LR 1:	06-31-16-69480-002-0010 (Unicorporated)	Owner(s):	BDG 54th LLC
		Representative:	Christian or Carlos Yepes
LR 2:	6640 54th Ave N. (Unicorporated)	Owner(s):	BDG 54th LLC
		Applicant:	Christian or Carlos Yepes
LR 3:	2015 37th St S	Owner(s):	Bank of America NA
		Representative:	Choice Legal Group PA
LR 4:	3633 20th St N	Owner(s):	3633 20th St N Land Trust
		Representative:	John Lynch



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Lien Release/Reduction Requests



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

Report Prepared On: 7/5/2019
Meeting Date: 7/24/2019

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 the subject property only. Lien(s) to remain in the name of owner at time of lien.**

Property Address	Vacant Land 06-31-16-69480-002-0010 (Unincorporated)
Current Owner(s)	BDG 54th LLC

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
16-17943	REM Properties IV Inc	2829 38th Ave N.	4/26/2017	\$3,500
16-17943	REM Properties IV Inc	2829 38th Ave N.	3/22/2017	\$2,800
16-17943	REM Properties IV Inc	2829 38th Ave N.	2/22/2017	\$2,800
16-17943	REM Properties IV Inc	2829 38th Ave N.	1/25/2017	\$2,500
17-4604	REM Properties IV Inc	900 Dr. ML King Jr St S.	7/26/2017	\$1,800
17-13769	REM Properties IV Inc	321 Southeast Blvd N.	4/25/2018	\$9,100
17-13769	REM Properties IV Inc	321 Southeast Blvd N.	1/24/2018	\$1,000
17-5752	REM Properties IV Inc	320 62nd Ave N.	12/20/2017	\$18,000
17-5753	REM Properties IV Inc	321 Southwest Blvd N.	1/24/2018	\$3,500
17-5753	REM Properties IV Inc	321 Southwest Blvd N.	12/20/2017	\$18,000
Total Amount of Liens Certified:				\$63,000

Person to Attend Hearing	Christian or Carlos Yepes	If person attending hearing is not Owner, is Authorization to Represent on File?

Details: BDG 54th LLC is requesting the cross attached liens be released from the vacant land 06-31-16-69480-002-0010. REM Properties IV sold this vacant land to current owner on 4/29/19.



Report LR-2 **Part** 1 of 1

Report Prepared On: 7/5/2019
Meeting Date: 7/24/2019

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 the subject property only. Lien(s) to remain in the name of owner at time of lien.**

Property Address	6640 54th Ave N.
Current Owner(s)	BDG 54th LLC

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
16-28110	Martin, Richard Mgmt Co Inc.	1517 4th St N.	12/20/2017	\$3,500
16-28110	Martin, Richard Mgmt Co Inc.	1517 4th St N.	11/15/2017	\$2,100
16-28110	Martin, Richard Mgmt Co Inc.	1517 4th St N.	10/25/2017	\$2,800
16-28110	Martin, Richard Mgmt Co Inc.	1517 4th St N.	9/27/2017	\$3,500
16-28110	Martin, Richard Mgmt Co Inc.	1517 4th St N.	8/23/2017	\$2,800
16-28110	Martin, Richard Mgmt Co Inc.	1517 4th St N.	7/26/2017	\$2,800
16-28110	Martin, Richard Mgmt Co Inc.	1517 4th St N.	6/28/2017	\$3,800
18-3861	Martin, Richard Mgmt Co Inc.	1517 4th St N.	6/27/2018	\$1,000
Total Amount of Liens Certified:				\$22,300

Person to Attend Hearing	Christian or Carlos Yepes	If person attending hearing is not Owner, is Authorization to Represent on File?	

Details: BDG 54th LLC is requesting the cross attached liens be released from the vacant land 6640 54th Ave N. REM Properties IV sold this property to the current owner on 4/29/19.

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Report LR-3 Part 1 of 1

Report Prepared On: 7/8/2019

Meeting Date: 7/24/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	2015 37th St S.			Date of CEB Hearing	11/14/2018		
Current Owner(s)	Bank of America NA			CEB Certified Mail Claimed	No		
				Date Property Posted	10/31/2018		
Notices Mailed To Following Address(es)	Case #	18-21124		Case #	18-21124		
	Street	2727 Spring Creek Dr.		Street	1200 South Pine Island Rd		
	City	Spring	State	TX	City	Plantation	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
18-21124	08/08/18	04/17/19	In compliance	Bank of America NA	2015 37th St S	3/27/2019	\$2,800
18-21124	08/08/18	04/17/19	In compliance	Bank of America NA	2015 37th St S	2/27/2019	\$3,500
18-21124	08/08/18	04/17/19	In compliance	Bank of America NA	2015 37th St S	1/23/2019	\$3,500
18-21124	08/08/18	04/17/19	In compliance	Bank of America NA	2015 37th St S	12/19/2018	\$1,000
Total Amount of Liens Certified:							\$10,800
Active Violations at Time First Lien was Certified							
18-21124	Paint-Main Structure			Crawl Space Open			
	Door- Exterior			Window Glass			
	Fascia/Soffitt Disrepair			Maintenance Structure/Parts			
Representative Present at CEB Hearing						No	
Representative Present at						0	of 4 Lien Hearings
Person to Attend Hearing	Choice Legal Group PA					If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details:

10/19/18: Nov. Notice of Hearing addressed to Bank of America NA returned: Not deliverable as addressed.
 10/31/18: Posting- Notice of hearing at violation address.
 11/14/18: Nov. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
 12/17/18: Nov. Order of the Board addressed to Bank of Amercia NA returned: Not deliverable as addressed.
 12/19/18: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$1,000.00.
 01/08/19: Telephone Conversation: Called Amy from Reverse Mortgage. Left message on voicemail.
 01/23/19: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3,500.00.
 02/27/19: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3,500.00.
 03/27/19: Mar. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.
 04/17/19: Case Closed



Report LR-4 Part 1 of 1

Report Prepared On: 7/10/2019

Meeting Date: 7/24/2019

Liens being considered below resulted from: Violations at the Property

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

Property Address	3633 20th St N.			Date of CEB Hearing	2/27/2019
Current Owner(s)	3633 20th St N Land Trust / Daniel Driscoll Tre			CEB Certified Mail Claimed	Yes
				Date Property Posted	2/13/2019
Notices Mailed To Following Address(es)	Case #	17-5432	Case #		
	Street	9400 4th ST N Ste 111	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
17-5432	03/07/17	06/21/19	In compliance	3633 20th St N Land Trust	3633 20th St N.	5/22/2019	\$2,800
17-5432	03/07/17	06/21/19	In compliance	3633 20th St N Land Trust	3633 20th St N.	4/24/2019	\$3,100
Total Amount of Liens Certified:							\$5,900

Active Violations at Time First Lien was Certified		
17-5432	Permits	
Representative Present at CEB Hearing		Yes took recommendation
Representative Present at		0 of 2 Lien Hearings

Person to Attend Hearing	John Lynch	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:
 01/22/19: Feb. Notice of Hearing addressed to 3633 20th St N Land Trust signed by: Not legible
 02/13/19: Posting- Notice of hearing at violation address.
 02/21/19: Telephone Conversation: Spoke with John Lynch who is unsure of his next steps. He states that he has done all that he needs to do but the permit status has not changed. Will email supervisor for input.
 02/26/19: Telephone Conversation: Called and left message for John Lynch
 02/27/19: Feb. Public Hearing: Owner/representative took recommendation. Board gave 25 days.
 02/27/19: Met with owner. He was told if the violation is not rectified by the next meeting he will need to attend to avoid the certification of a fine.
 03/11/19: Feb. Order of the Board addressed to 3633 20th St N Land Trust signed by: Not legible
 04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$3,100.00.
 05/22/19: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,800.00.
 06/21/19: Case Closed

