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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:03/25/2020

LR 1:	606 15th St N	Owner(s):	Hagnazarzadeh LLC
		Representative:	Dominick Fecarotta
LR 2:	1465 13th St S	Owner(s):	Stephen & Teresa Williams
		Representative:	Greg Showers
LR 3:	3130 Coquina Key Dr SE	Owner(s):	Mark Bruce Hollis



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 3/6/2020

Meeting Date: 3/25/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	606 15th St N.	Date of CEB Hearing	Multiple
Current Owner(s)	Hagnazarzadeh LLC	CEB Certified Mail Claimed	N/A
		Date Property Posted	N/A

Notices Mailed To Following Address(es)	Case #	All cases		Case #	All cases		
	Street	1312 19th St Apt 1		Street	222 Red Maple Pl		
	City	Santa Monica	State	CA	City	Brandon	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
17-10982	05/10/17	02/14/20	In compliance	Hagnazarzadeh LLC	606 15th St N	12/20/2017	\$3,500
17-10982	05/10/17	02/14/20	In compliance	Hagnazarzadeh LLC	606 15th St N	11/15/2017	\$2,400
17-17593	07/17/17	02/14/20	In compliance	Hagnazarzadeh LLC	606 15th St N	12/20/2017	\$3,100
17-18536	07/19/17	02/14/20	In compliance	Hagnazarzadeh LLC	606 15th St N	12/20/2017	\$3,100
17-22264	08/24/17	02/14/20	In compliance	Hagnazarzadeh LLC	606 15th St N	12/20/2017	\$1,000
17-22235	08/24/17	02/14/20	In compliance	Hagnazarzadeh LLC	606 15th St N	12/20/2017	\$1,000
Total Amount of Liens Certified:							\$14,100

Active Violations at Time First Lien was Certified	
17-10982	Permits
17-17593	Electric disrepair, Walls interior, Window, Ceiling, floors, door exterior, window screens, smoke detector, insect/pest extermination
17-18536	Maintenance-structure parts
17-22264	Walls-exterior, roof disrepair, legal premises agent
17-22235	Maintenance-structure parts, illegal units, kitchen equipment, electric disrepair, etc.

Representative Present at CEB Hearing		See Below	
Representative Present at		0	of 2 Lien Hearings
Person to Attend Hearing	Dominick Fecarotta	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes

Details: 17-10982

08/08/17: Posting- Notice of hearing at violation address.
08/23/17: Aug. Public Hearing: Owner/representative attended hearing. Board gave 60 days.
08/28/17: Aug. Notice of Hearing addressed to Owner returned: Unclaimed
09/27/17: Aug. Order of the Board addressed to owner returned : Unclaimed
11/15/17: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien Certified for \$2,400.00.
12/20/17: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$3,500.00 by SM.
01/23/18: Case Removed from CEB process.
05/25/18: Municipal Ordinance Violation issued.
09/27/18: Municipal Ordinance Violation issued.
02/14/20: Close Case

Details: 17-17593

09/25/17: Oct. Notice of Hearing addressed to Owner returned: Unclaimed
10/12/17: Posting- Notice of hearing at violation address.
10/25/17: Oct. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
12/06/17: Oct. Order of the Board addressed to owner returned : Not deliverable as addressed
12/20/17: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$3,100.00 by SM.
01/23/18: Case Removed from CEB process.
05/24/19: Property in City foreclosure process.
02/14/20: Close Case

Details: 17-22235

11/02/17: Posting- Notice of hearing at violation address.
11/14/17: Nov. Notice of Hearing addressed to Owner returned: Unclaimed
11/15/17: Nov. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
11/15/17: Telephone Conversation: Spoke with Jose Camancho who claims to be the new property manager. He stated he did not know he had court today.
12/01/17: Nov. Order of the Board addressed to owner returned : Not deliverable as addressed
12/20/17: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$1,000.00 by SM.
01/22/18: Case Removed from CEB process.
05/24/19: Property in City foreclosure process.
02/14/20: Close Case

Details: 17-18536

08/16/17: Posting- Notice of hearing at violation address.
09/25/17: Oct. Notice of Hearing addressed to Owner returned: Attempted- not known
10/25/17: Oct. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
11/13/17: Oct. Order of the Board addressed to owner returned : Attempted- not known
12/20/17: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$3,100.00 by SM.
01/22/18: Case Removed from CEB process.
02/14/20: Close Case

Details: 17-22264

11/02/17: Posting- Notice of hearing at violation address.
11/14/17: Nov. Notice of Hearing addressed to Owner returned: Unclaimed
11/15/17: Nov. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
12/11/17: Nov. Order of the Board addressed to owner returned : No such number
12/20/17: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. Lien certified for \$1,000.00 by SM.
01/22/18: Case Removed from CEB process.
05/24/19: Property in City foreclosure process.
02/14/20: Close Case



Report LR-2 Part 1 of 1

Report Prepared On: 3/9/2020

Meeting Date: 3/25/2020

Liens being considered below resulted from: Violations at the Property

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

Property Address	1465 13th St S.			Date of CEB Hearing	2/25/2015
Current Owner(s)	Stephen & Teresa Williams			CEB Certified Mail Claimed	Yes
				Date Property Posted	Yes
Notices Mailed To Following Address(es)	Case #	14-14009	Case #		
	Street	3861 38th St S	Street		
	City	St. Petersburg	State	FL	City

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	Date Initiated	Date Closed or Voided	Reason Closed	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
14-14009	07/15/14	08/03/17	In compliance	Stephen & Teresa Williams	1465 13th St S.	10/21/2015	\$12,000
14-14009	07/15/14	08/03/17	In compliance	Stephen & Teresa Williams	1465 13th St S.	6/23/2015	\$2,800

Total Amount of Liens Certified: **\$14,800**

Active Violations at Time First Lien was Certified

14-14009	Certificate of Inspection Required
	Illegal units
	Paint Main Structure
	Accessory structure- repairs

Representative Present at CEB Hearing Yes

Representative Present at 1 of 3 Lien Hearings

Person to Attend Hearing	Greg Showers	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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Details:

- 01/12/15: Feb. Notice of Hearing addressed to Owner returned: Unclaimed
- 02/11/15: Posting- Notice of hearing at violation address.
- 02/25/15: Feb. Public Hearing: Owner/representative attended hearing. Board gave 90 days.
- 03/09/15: Order of the Board addressed to owner signed by: Not legible
- 05/26/15: Telephone Conversation: Received voicemail from Greg Showers. Returned call spoke to receptionist. Received another call & spoke to Greg Showers. Explained upcoming steps in the case & Special Magistrate process.
- 06/23/15: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.
- 07/21/15: Jul. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended 60 days by SM.
- 09/22/15: Telephone Conversation: Received voicemail from Greg Showers. Requesting inspection appointment.
- 10/21/15: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$12,000.00.
- 11/16/15: Case Removed from CEB process.
- 08/03/17: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 3/9/2020

Meeting Date: 3/25/2020

Liens being considered below resulted from: Violations at the Property

Applicant 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

