



St. Petersburg  
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**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:03-22-17**

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<b>LR 1:</b>	1134 Highland St N	<b>Owner(s):</b>	Peter J Kelly
		<b>Representative:</b>	Zachary Jara
<b>LR 2:</b>	2336 Quincy St S.	<b>Owner(s):</b>	Isaiah Rahyns
<b>LR 3:</b>	4462 2nd Ave S.	<b>Owner(s):</b>	Oleander Bay LLC
		<b>Representative:</b>	Giacomo Bossa Esq.
<b>LR 4:</b>	4145 2nd Ave N.	<b>Owner(s):</b>	Arkady Medovoy
			Virginia Shearer
<b>LR 5:</b>	650 E Harbor DR S.	<b>Owner(s):</b>	Melvine Landers
		<b>Representative:</b>	Rita Smith



# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 3/7/2017  
Meeting Date: 3/22/2017

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1134 Highland St N	Date of CEB Hearing	6/22/2016
Current Owner(s)	Peter J Kelly	CEB Certified Mail Claimed	No
		Date Property Posted	6/6/2016

Notices Mailed To Following Address(es)	Case #	15-17548	Case #	
	Street	450 7th St	Street	
	City	Hoboken	State	NY

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
15-17548	08/11/15	01/25/17	In Compliance	Peter J Kelly & Luis Jara	1134 Highland St N.	8/24/2016	\$2,800
15-17548	08/11/15	01/25/17	In Compliance	Peter J Kelly & Luis Jara	1134 Highland St N.	7/27/2016	\$1,000
15-9506	05/15/15	03/24/16	In Compliance	Peter Kelly	1035 13th St N.	11/18/2015	\$3,100
15-9506	05/15/15	03/24/16	In Compliance	Peter Kelly	1035 13th St N.	12/16/2015	\$2,800
15-9506	05/15/15	03/24/16	In Compliance	Peter Kelly	1035 13th St N.	1/27/2016	\$4,200
<b>Total Amount of Liens Certified:</b>							<b>\$13,900</b>

Active Violations at Time First Lien was Certified	
15-17548	Permits- Permit 14-05001222 for reduction of illegal unit is expired.
15-9506	Sidewalk disrepair- Sidewalk is in disrepair at right of way.

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

Person to Attend Hearing	Zachary Jara	If person attending hearing is not Owner, is Authorization to Represent on File?	
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**Details:** All mail was returned and no one attended any of the hearings. Peter Kelly still owns 1134 Highland St. N. but has sold 1035 13th St N. He is requesting all of the liens be released in their entirety because they are attaching to other properties he owns.





Report LR-2 Part 1 of 1

Report Prepared On: 3/9/2017

Meeting Date: 3/22/2017

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2336 Quincy St S.			Date of CEB Hearing	3/23/2016
Current Owner(s)	Isaiah Rahyns			CEB Certified Mail Claimed	Yes
				Date Property Posted	3/9/2016
Notices Mailed To Following Address(es)	Case #	15-29383	Case #		
	Street	PO Box 891241	Street		
	City	Tampa	State	FL	City

0	Active Violation Cases Currently at Subject Property
3	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
15-29383	12/10/15	03/07/17	In compliance	Isaiah Rahyns	2336 Quincy St S.	7/27/2016	\$3,500
15-29383	12/10/15	03/07/17	In compliance	Isaiah Rahyns	2336 Quincy St S.	6/22/2016	\$2,800
15-29383	12/10/15	03/07/17	In compliance	Isaiah Rahyns	2336 Quincy St S.	5/25/2016	\$2,800
15-29383	12/10/15	03/07/17	In compliance	Isaiah Rahyns	2336 Quincy St S.	4/27/2016	\$1,000
<b>Total Amount of Liens Certified:</b>							<b>\$3,500</b>

Active Violations at Time First Lien was Certified	
15-29383	Permits- Permit required to alter opening in rear of property.
	Paint- Main Structure- Chipped/peeling paint on main structure.
	Crawl Space Open- Open Crawl space in various areas.
	Structure numbers street/alley
	Walls Exterior- Missing siding on south side of structure

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 4 Lien Hearings

Person to Attend Hearing	Isaiah Rahyns	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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**Details:**  
 02/22/16: March Notice of Hearing addressed to Isaiah Rahyns signed for by: I. Rahyns  
 03/09/16: Posting- Posted notice at property  
 03/23/16: Mar Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.  
 04/05/16: March Order of the Board addressed to Isaiah Rahyns signed for by: I. Rahyns  
 04/27/16: April Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$1,000.00  
 05/25/16: May Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$2,800.00  
 06/22/16: June Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$2,800.00  
 07/27/16: July Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$3,500.00  
 02/22/17: Telephone Conversation- Call from owner that violations have been corrected.  
 03/07/17: In compliance. Close case.





Report LR-3 Part 1 of 1

Report Prepared On: 3/9/2016

Meeting Date: 3/22/2016

Liens being considered below resulted from:  Violations at the Property

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

Property Address	4462 2nd Ave S.	Date of CEB Hearing	8/26/2015
Current Owner(s)	Oleander Bay LLC	CEB Certified Mail Claimed	No
		Date Property Posted	8/13/2015

Notices Mailed To Following Address(es)	Case #	15-242	Case #	
	Street	4462 2nd Ave S.	Street	
	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
15-242	01/06/15	01/05/16	In compliance	Oleander Bay LLC	4462 2nd Ave S.	11/18/2015	\$2,400
15-242	01/06/15	01/05/16	In compliance	Oleander Bay LLC	4462 2nd Ave S.	12/16/2015	\$2,800
<b>Total Amount of Liens Certified:</b>							<b>\$5,200</b>

Active Violations at Time First Lien was Certified	
15-242	Permits- Permit required for new water heater and new a/c condenser.

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 2 Lien Hearings

Person to Attend Hearing	Giacomo Bossa Esq.	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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<b>Details:</b>	
08/05/15:	August Notice of Hearing addressed to Oleander Bay LLC returned : unclaimed
08/13/15:	Posting- Posted notice at property
08/26/15:	Aug Public Hearing: Owner/representative present. Board gave 60 days.
10/01/15:	Aug Order of the Board addressed to Oleander Bay LLC returned: unclaimed
11/18/15:	Nov Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$2,400.00
12/16/15:	Dec Special Magistrate Hearing: No representation at SM hearing. Lien certified for \$2,800.00
01/05/16:	In compliance. Close case.





Report LR-4 Part 1 of 1

Report Prepared On: 3/9/2017

Meeting Date: 3/22/2017

Liens being considered below resulted from:  Violations at the Property

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

Property Address	4145 2nd Ave N.	Date of CEB Hearing	12/14/2016
Current Owner(s)	Arkady Medovoy	CEB Certified Mail Claimed	No
		Date Property Posted	12/2/2016

Notices Mailed To Following Address(es)	Case #	16-20323	Case #	
	Street	2405 Battle Drive NE	Street	
	City	Atlanta	State	GA

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
16-20323	09/13/16	02/08/17	In compliance	Arkady Medovoy	4145 2nd Ave N.	1/25/2017	\$1,700
<b>Total Amount of Liens Certified:</b>							<b>\$1,700</b>

Active Violations at Time First Lien was Certified	
16-20323	Sidewalk Disrepair- Sidewalk on right-of-way abutting private property is damaged, not properly maintained, and/or is in disrepair.

<b>Representative Present at CEB Hearing</b>	No
<b>Representative Present at</b>	0 of 1 <b>Lien Hearings</b>

Person to Attend Hearing	Arkady Medovoy	If person attending hearing is not Owner, is Authorization to Represent on File?

**Details:** All mail was returned and no one attended any of the hearings.





Report LR-5 Part 1 of 1

Report Prepared On: 3/10/2017

Meeting Date: 3/22/2017

Liens being considered below resulted from:  Violations at the Property

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

Property Address	650 East Harbor Dr S	Date of CEB Hearing	9/24/2008
Current Owner(s)	Melvine Landers	CEB Certified Mail Claimed	No
		Date Property Posted	9/12/2008

Notices Mailed To Following Address(es)	Case #	16-20323	Case #	
	Street	2405 Battle Drive NE	Street	
	City	Atlanta	State	GA

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
06-24416	11/09/06	11/30/09	In compliance	Melvine Landers	650 East Harbor Dr S.	5/26/2009	\$6,200
<b>Total Amount of Liens Certified:</b>							<b>\$6,200</b>

Active Violations at Time First Lien was Certified	
06-24416	Fascia/Soffit disrepair
	Permit- Building permit expired without final inspections.

<b>Representative Present at CEB Hearing</b>	Yes
<b>Representative Present at</b>	0 of 1 <b>Lien Hearings</b>

Person to Attend Hearing	Rita B. Smith	If person attending hearing is not Owner, is Authorization to Represent on File?	Yes
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**Details:** All certified mail was returned unclaimed. Owner/Representative did attend the Code Enforcement Board hearing but did not attend any other hearings.

