



St. Petersburg  
www.stpete.org

**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date: 04/28/2021**

---

<b>LR 1:</b>	1521 15th St N	<b>Owner(s):</b>	Laura Crowdis
<b>LR 2:</b>	1436 Preston St S	<b>Owner(s):</b>	Abdelghani Mellouki
		<b>Representative:</b>	Sheila M Lake Esq.
<b>LR 3:</b>	1701 Russell St S	<b>Owner(s):</b>	Gigasphere Group LLC (Owner at time of lien)
		<b>Representative:</b>	Unnikrishnan Thankappan
<b>LR 4:</b>	2004 25th St S	<b>Owner(s):</b>	Tysia Mclin
<b>LR 5:</b>	5501 13th St N	<b>Owner(s):</b>	JJAM LLC
		<b>Representative:</b>	Brandon Mann
<b>LR 6:</b>	2150 4th Ave N	<b>Owner(s):</b>	Richard Kramer
<b>LR 7:</b>	944 18th Ave S	<b>Owner(s):</b>	Bernice Harden-Holloway



St. Petersburg  
[www.stpete.org](http://www.stpete.org)

# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 3/30/2021

Meeting Date: 4/28/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1521 15th St N			Date of CEB Hearing	11/20/2019
Current Owner(s)	Laura Crowdis			CEB Certified Mail Claimed	No
				Date Property Posted	11/6/2019
Notices Mailed To Following Address(es)	Case #	19-23308	Case #		
	Street	1560 Central Ave #212	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
19-23308	09/03/19	03/12/21	In compliance	Laura Crowdis	1521 15th St N	1/22/2020	\$3,800
19-23308	09/03/19	03/12/21	In compliance	Laura Crowdis	1521 15th St N	2/26/2020	\$3,500
19-23308	09/03/19	03/12/21	In compliance	Laura Crowdis	1521 15th St N	1/27/2021	\$7,000
<b>Total Amount of Liens Certified:</b>							<b>\$14,300</b>

Active Violations at Time First Lien was Certified			
19-23308	Grade (Yard)		
Representative Present at CEB Hearing			No
Representative Present at			0 of 3 Lien Hearings
Person to Attend Hearing	Laura Crowdis		If person attending hearing is not Owner, is Authorization to Represent on File?

<b>Details</b>
11/06/19: Posting- Notice of hearing at violation address.
11/19/19: Nov Notice of Hearing addressed to Laura Crowdis returned: Unclaimed
11/20/19: Nov. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.
01/06/20: Nov. Order of the Board addressed to Laura Crowdis returned: Insufficient Address
01/22/20: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,800.00.
02/26/20: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.
11/16/20: Telephone Conversation: Called Laura Crowdis, number was from utility account. I left voicemail letting her know I needed to speak with her regarding this property.
12/16/20: Dec. Special Magistrate Hearing: Staff recommended deferral city process.
01/27/21: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$7,000.00.
03/12/21: Close Case





Report LR-2 Part 1 of 1

Report Prepared On: 4/6/2021

Meeting Date: 4/28/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	1436 Preston St S			Date of CEB Hearing	8/23/2017
Current Owner(s)	Abdelghani Mellouki			CEB Certified Mail Claimed	Yes
				Date Property Posted	8/8/2017
Notices Mailed To Following Address(es)	Case #	17-10751		Case #	
	Street	PO Box 12366		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 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
17-00010751	05/09/17	12/21/18	In compliance	Abdelghani Mellouki	1436 Preston St S	5/23/2018	\$15,400
17-00010751	05/09/17	12/21/18	In compliance	Abdelghani Mellouki	1436 Preston St S	12/20/2017	\$3,500
17-00010751	05/09/17	12/21/18	In compliance	Abdelghani Mellouki	1436 Preston St S	11/15/2017	\$2,100
17-00010751	05/09/17	12/21/18	In compliance	Abdelghani Mellouki	1436 Preston St S	10/25/2017	\$2,800
17-00010751	05/09/17	12/21/18	In compliance	Abdelghani Mellouki	1436 Preston St S	9/27/2017	\$1,000
<b>Total Amount of Liens Certified:</b>							<b>\$24,800</b>

<b>Active Violations at Time First Lien was Certified</b>								
17-10751	<b>Fascia/soffit disrepair</b>							
	<b>Walls exterior</b>							
	<b>Maintenance - Structure Parts</b>							
<b>Representative Present at CEB Hearing</b>						No		
<b>Representative Present at</b>						1	of 6 <b>Lien Hearings</b>	
Person to Attend Hearing	Sheila M. Lake Esq.					If person attending hearing is not Owner, is Authorization to Represent on File?		Yes

**Details**

08/07/17: Nov Notice of Hearing addressed to owner signed by: Not legible  
 08/08/17: Posting- Notice of hearing at violation address.  
 08/23/17: Aug. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 09/27/17: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.  
 10/18/17: Aug. Order of the Board addressed to owner signed by: A.D.I. Mellouki  
 10/25/17: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.  
 11/15/17: Nov. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,100.00.  
 12/20/17: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,500.00.  
 01/24/18: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 90 days.  
 05/23/18: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$15,400.00.  
 07/06/18: Municipal Ordinance Violation  
 12/21/18: Close Case



Report LR-3 Part 1 of 1

Report Prepared On: 4/9/2021  
Meeting Date: 4/28/2021

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 name only.  
Lien(s) to remain on subject property.

Property Address	1701 Russell St S
Current Owner(s)	Family First Homes Florida LLC

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
14-00014772	Gigasphere Group LLC	1701 Russell St S	4/21/2015	\$10,000
<b>Total Amount of Liens Certified:</b>				<b>\$10,000</b>

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

**Details**  
 11/10/14: Nov Notice of Hearing addressed to owner signed by: Not legible  
 12/03/14: Posting- Notice of hearing at violation address.  
 12/14/14: Dec. Public Hearing: Owner/representative accepted recommendation. Board gave 25 days.  
 12/24/14: Jan. Order of the Board addressed to owner signed by: Not legible  
 01/20/15: Jan. Special Magistrate Hearing: Staff recommended deferral permits.  
 02/24/15: Feb. Special Magistrate Hearing: Staff recommended deferral permits.  
 04/07/15: Telephone Conversation: Returned call to property owner and scheduled appointment for reinspection.  
 04/21/15: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$10,000.00.  
 05/18/15: Telephone Conversation: Returned call to owner who is inquiring about case. I explained that permit has not been approved and once permit expires without final inspection liens will be put on property and MOV issued.  
 09/03/15: Municipal Ordinance Violation  
 03/06/17: Municipal Ordinance Violation  
 12/22/17: Close case ownership change





Report LR-4 Part 1 of 1

Report Prepared On: 4/12/2021

Meeting Date: 4/28/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2004 25th St S				Date of CEB Hearing	11/14/2018	
Current Owner(s)	Tysia Mclin				CEB Certified Mail Claimed	No	
					Date Property Posted	10/30/2018	
Notices Mailed To Following Address(es)	Case #	18-19968		Case #			
	Street	2004 25th St S		Street			
	City	St. Petersburg	State	FL	City		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
18-19968	08/01/18	01/08/20	In compliance	Tysia Mclin	2004 25th St S	4/24/2019	\$12,600
18-19968	08/01/18	01/08/20	In compliance	Tysia Mclin	2004 25th St S	12/19/2018	\$1,000
<b>Total Amount of Liens Certified:</b>							<b>\$13,600</b>
Active Violations at Time First Lien was Certified							
18-19968	Permits, Roof disrepair, Paint, Maintenance-structure parts, Window glass, Walls-exterior, Fascia/Soffit disrepair, accessory structure-paint, Accessory Structure-repairs, Paved areas maint.						

<b>Representative Present at CEB Hearing</b>				No
<b>Representative Present at</b>				2 of 4 <b>Lien Hearings</b>
Person to Attend Hearing	Tysia Mclin			If person attending hearing is not Owner, is Authorization to Represent on File?

**Details**

08/28/18: Telephone Conversation: Called Tysia Mclin- no answer left message advising permit does not cover scope of cited work. Advised to apply for an extension and get permit revised.

10/18/18: Nov Notice of Hearing addressed to owner returned: Vacant

10/30/18: Posting- Notice of hearing at violation address.

11/14/18: Nov. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.

11/28/18: Nov. Order of the Board addressed to owner returned: No such street

12/20/18: Telephone Conversation: Spoke to Tysia Mclin, she stated she could not make it to the hearing. She was advised that we can not stop liens or release liens. She will need to appear at SM to plead her case.

12/19/18: Dec. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,000.00.

01/23/19: Jan. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 60 days.

04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$12,600.00.

05/22/19: May Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 90 days.

08/23/19: Case removed from CEB/SM.

01/08/20: Close Case







Report LR-5 Part 1 of 1

Report Prepared On: 4/13/2021

Meeting Date: 4/28/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	5501 13th St N	Date of CEB Hearing	06/27/2018 & 12/19/2018
Current Owner(s)	JJAM LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	06/04/2018 & 11/29/2018

Notices Mailed To Following Address(es)	Case #	18-6307		Case #		
	Street	4013 Cobblestone Dr		Street		
	City	Greenwood	State	In	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
18-00006307	03/13/18	09/25/18	In compliance	JJAM LLC	5501 13th St N	8/22/2018	\$3,100
18-00025738	09/25/18	03/02/21	In compliance	JJAM LLC	5501 13th St N	10/23/2019	\$15,400
18-00025738	09/25/18	03/02/21	In compliance	JJAM LLC	5501 13th St N	5/22/2019	\$2,800
18-00025738	09/25/18	03/02/21	In compliance	JJAM LLC	5501 13th St N	4/24/2019	\$10,100
<b>Total Amount of Liens Certified:</b>							<b>\$31,400</b>

Active Violations at Time First Lien was Certified	
18-6307	Permits-expired
18-25738	Fascia/Soffit Disrepair, Electric Disrepair, Fence/Wall/Hedge Maintenance, Paint Walls Exterior

Representative Present at CEB Hearing	No
Representative Present at	1 of 5 Lien Hearings

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

Details on next page.

**Details-18-6307**

05/22/18: Jun Notice of Hearing addressed to owner signed by: Matt Beecher  
06/04/18: Posting- Notice of hearing at violation address.  
06/27/18: Jun. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
07/12/18: Jun. Order of the Board addressed to owner signed by: Not legible  
08/22/18: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,100.00.  
09/25/18: Close Case

**Details-18-25738**

11/29/18: Dec Notice of Hearing addressed to owner signed by: Not legible  
11/29/18: Posting- Notice of hearing at violation address.  
12/19/18: Dec. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
01/23/19: Jan. Special Magistrate Hearing: Staff recommended deferral permits.  
01/30/19: Dec. Order of the Board addressed to owner signed by: Not legible  
02/27/19: Feb. Special Magistrate Hearing: Staff recommended deferral permits.  
04/24/19: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$10,100.00.  
05/22/19: May Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$2,800.00.  
06/26/19: Jun. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 45 days.  
08/13/19: Telephone Conversation: Received call from project manager that he is in the process of trying to get permits needed and/or correcting outstanding violation for this property.  
08/28/19: Aug. Special Magistrate Hearing: Staff recommended deferral permits.  
10/23/19: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$15,400.00.  
11/15/19: Case removed from CEB/SM.  
03/09/20: Municipal Ordinance Violation.  
06/02/20: Telephone Conversation: Received message from David wanting to get info and asking for time.  
03/02/21: Close Case





Report LR-6 Part 1 of 1

Report Prepared On: 4/14/2021

Meeting Date: 4/28/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2150 4th Ave N			Date of CEB Hearing	10/23/2013
Current Owner(s)	Richard G. Kramer			CEB Certified Mail Claimed	No
				Date Property Posted	10/10/2013
Notices Mailed To Following Address(es)	Case #	13-9350	Case #		
	Street	2150 4th Ave N	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
13-9350	06/03/13	08/27/15	In compliance	Richard Kramer	2150 4th Ave N	9/23/2014	\$7,700
13-9350	06/03/13	08/27/15	In compliance	Richard Kramer	2150 4th Ave N	4/22/2014	\$4,550
13-9350	06/03/13	08/27/15	In compliance	Richard Kramer	2150 4th Ave N	1/21/2014	\$3,250

Total Amount of Liens Certified: **\$15,500**

**Active Violations at Time First Lien was Certified**

13-9350	Paint-main structure
<b>Representative Present at CEB Hearing</b> No	
<b>Representative Present at</b> 4 of 7 <b>Lien Hearings</b>	

Person to Attend Hearing	Richard G. Kramer	If person attending hearing is not Owner, is Authorization to Represent on File?

**Details**

10/10/13: Oct. Notice of Hearing addressed to owner returned: Unclaimed  
 10/10/13: Posting- Notice of hearing at violation address.  
 10/23/13: Oct. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days.  
 12/06/13: Oct. Order of the Board addressed to owner returned: Unclaimed  
 12/17/13: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days.  
 01/21/14: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$3,250.00.  
 02/25/14: Feb. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days.  
 04/17/14: Reinspection-Met owner at property and he explained he is about to put paint on the structure to be in compliance. Spoke about the hearing on Tuesday where he stated he would bring photos. He is going through a modification and it is taking some time and being a trucker has made it a challenge.  
 04/22/14: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,550.00.  
 05/20/14: May Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days.  
 06/24/14: Jun. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 60 days.  
 09/23/14: Sep. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$7,700.00.  
 12/18/14: Municipal Ordinance Violation  
 08/27/15: Close Case





Report LR-7 Part 1 of 1

Report Prepared On: 4/14/2021

Meeting Date: 4/28/2021

Liens being considered below resulted from:  Violations at the Property

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

Property Address	944 18th Ave S			Date of CEB Hearing	8/26/2015
Current Owner(s)	Bernice Harden-Holloway			CEB Certified Mail Claimed	Yes
				Date Property Posted	8/14/2015
Notices Mailed To Following Address(es)	Case #	15-5458	Case #		
	Street	520 40th St S	Street		
	City	St. Petersburg	State	FL	City

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
15-00005458	03/26/15	03/08/16	In compliance	Bernice Harden-Holloway	944 18th Ave S	10/21/2015	\$1,100
15-00005458	03/26/15	03/08/16	In compliance	Bernice Harden-Holloway	944 18th Ave S	1/27/2016	\$9,800
<b>Total Amount of Liens Certified:</b>							<b>\$10,900</b>

Active Violations at Time First Lien was Certified	
15-5458	Door-exterior
	Window glass
	Insect/Pest Extermination
	Heating equipment disrepair
<i>Representative Present at CEB Hearing</i>	
Yes	
<i>Representative Present at</i>	
1 of 3 <i>Lien Hearings</i>	

Person to Attend Hearing	Bernice Harden-Holloway	If person attending hearing is not Owner, is Authorization to Represent on File?

Details
07/07/15: Aug. Notice of Hearing addressed to owner signed by: Bernice Holloway
08/14/15: Posting- Notice of hearing at violation address.
08/26/15: Aug. Public Hearing: Owner/representative attended hearing. Board gave 45 days.
09/08/15: Aug. Order of the Board addressed to owner signed by: Bernice Holloway
10/21/15: Oct. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,100.00.
11/18/15: Nov. Special Magistrate Hearing: Owner/Representative attended hearing. Lien extended by SM 30 days.
12/21/15: Reinspection: Completed inspection with Bernice Holloway. Violations still remain.
01/27/16: Jan. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$9,800.00.
03/08/16: Close Case

