



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date: 11/14/18

LR 1:	2200 7th Ave North	Owner(s):	John Castaldi
LR 2:	4734 15th Ave South	Owner(s):	Daniel Andrew Mondello
LR 3:	200 24th St South	Owner(s):	200 24TH St Trust
		Representative:	Christina Moloney



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Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 11/1/2018

Meeting Date: 11/14/2018

Liens being considered below resulted from: Violations at the Property

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

Property Address	2200 7th Ave North	Date of CEB Hearing	8/23/2017
Current Owner(s)	John Castaldi	CEB Certified Mail Claimed	Yes
		Date Property Posted	8/11/2017

Notices Mailed To Following Address(es)	Case #	17-12073		Case #		
	Street	2200 7th Ave North		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
17-12073	05/25/17	10/30/18	In compliance	John Castaldi	2200 7th Ave North	3/28/2018	\$1,400
17-12073	05/25/17	10/30/18	In compliance	John Castaldi	2200 7th Ave North	2/28/2018	\$4,950
Total Amount of Liens Certified:							\$6,350

Active Violations at Time First Lien was Certified	
17-12073	Paint - Main Structure
	Window Screens
	Accessory Structure Repairs

Representative Present at CEB Hearing	Yes
Representative Present at	1 of 3 Lien Hearings

Person to Attend Hearing	John Castaldi	If person attending hearing is not Owner, is Authorization to Represent on File?	
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Details:
 07/19/17: Aug Notice of Hearing addressed to John Castaldi signed by: not legible
 08/23/17: Aug Public Hearing: Owner/representative attended hearing. Board gave 90 days.
 09/29/17: Aug. Order of the Board addressed to John Castaldi returned: Not deliverable as addressed
 12/20/17: Dec. Special Magistrate Hearing: Owner/Representative attended hearing. Len extended by SM 60 days
 02/28/18: Feb. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,950.00
 03/28/18: Mar Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,400.00
 04/17/18: Case removed from CEB/SM
 05/08/18: Municipal Ordinance Violation
 10/30/18: Case Closed



Report LR-2 Part 1 of 1

Report Prepared On: 11/1/2018

Meeting Date: 11/14/2018

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	4734 15th Ave S.
Current Owner(s)	Robert & Tamara Englert

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	Owner at Time of Lien	Address	Date Lien Certified	Lien Amount
09-10092	Mondello, Daniel Andrew	4734 15th Ave S.	1/26/2010	\$4,200
09-10092	Mondello, Daniel Andrew	4734 15th Ave S.	12/15/2009	\$2,800
09-10092	Mondello, Daniel Andrew	4734 15th Ave S.	11/17/2009	\$2,100
09-10092	Mondello, Daniel Andrew	4734 15th Ave S.	10/27/2009	\$1,900
Total Amount of Liens Certified:				\$11,000

Person to Attend Hearing	Daniel Andrew Mondello	If person attending hearing is not Owner, is Authorization to Represent on File?	

Details: Daniel Andrew Mondello has sold the property at 4734 15th Ave South. He is requesting the lien be removed from his name. The new owner went through the Code Lien Waiver Agreement Program and had the liens released from the property.

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Report LR-3 Part 1 of 1

Report Prepared On: 11/1/2018

Meeting Date: 11/14/2018

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	200 24th St South
Current Owner(s)	200 24th St South David Lowrey Tre

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
08-15026	Long Beach MTG Co	200 24th St South	5/26/2009	\$9,100
08-15026	Long Beach MTG Co	200 24th St South	2/24/2009	\$2,800
08-15026	Long Beach MTG Co	200 24th St South	1/27/2009	\$4,400
Total Amount of Liens Certified:				\$16,300

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

Details: Current owner purchased this property in November of 2009. These liens were placed before he owed the property. The current owner is requesting the liens be removed from the property and remain at the owner name at the time of lien.

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