



St. Petersburg  
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**CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD**  
**Lien Release/Reduction Request Agenda**  
**Hearing Date:11/16/2022**

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**LR 1:** 2025 7th St S

**Owner(s):**

Madunina Condo LLC

**Representative:**

Mirco Tibaldo

**LR 2:** 3725 Manatee Dr SE

**Owner(s):**

Michael Hernandez PA



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# Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 11/1/2022

Meeting Date: 11/16/2022

Liens being considered below resulted from:  Violations at the Property

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

Property Address	2025 7th St S	Date of CEB Hearing	3/23/2022
Current Owner(s)	Madunina Condo LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	3/7/2022

Notices Mailed To Following Address(es)	Case #	21-29983	Case #	
	Street	3351 Covered Bridge Dr E	Street	
	City	Dunedin	State	FL

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
21-29983	12/27/21	07/20/22	In compliance	Madunina Condo LLC	2025 7th St S	6/21/2022	\$4,500
<b>Total Amount of Liens Certified:</b>							<b>\$4,500</b>

Active Violations at Time First Lien was Certified	
21-29983	Porch disrepair
	Stairs- exterior
	Paint
	Walls- exterior
	Door- exterior
	Window Screens

Representative Present at CEB Hearing	Yes
Representative Present at	0 of 1 Lien Hearings

Person to Attend Hearing	Mirco Tibaldo	If person attending hearing is not Owner, is Authorization to Represent on File?	N/A
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**Details**  
 02/22/22: Mar. Notice of Hearing addressed to owner signed by: V. Leone  
 03/07/22: Posting- Notice of hearing at violation address.  
 03/23/22: Mar. Public Hearing: Owner/representative attended hearing. Board gave 60 days  
 06/21/22: Jun. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,500.00  
 07/11/22: Telephone Conversation- Called the property owner and explained to him the remaining violations.  
 07/20/22: Close Case





Report LR-2 Part 1 of 1

Report Prepared On: 11/1/2022

Meeting Date: 11/16/2022

Liens being considered below resulted from:  Violations at the Property

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

Property Address	3725 Manatee Dr SE			Date of CEB Hearing	3/23/2022
Current Owner(s)	Michael Hernandez PA			CEB Certified Mail Claimed	No
				Date Property Posted	3/8/2022
Notices Mailed To Following Address(es)	Case #	21-29266	Case #		
	Street	6626 Park Strand Dr		Street	
	City	Apollo Beach	State	FL	City
			State		

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
21-29266	12/14/21	09/07/22	In compliance	Michael Hernandez PA	3725 Manatee Dr SE	8/23/2022	\$4,200
21-29266	12/14/21	09/07/22	In compliance	Michael Hernandez PA	3725 Manatee Dr SE	7/26/2022	\$13,500
21-29266	12/14/21	09/07/22	In compliance	Michael Hernandez PA	3725 Manatee Dr SE	4/27/2022	\$1,500
<b>Total Amount of Liens Certified:</b>							<b>\$19,200</b>

Active Violations at Time First Lien was Certified							
21-29266	Permits						
Representative Present at CEB Hearing						No	
Representative Present at						1	of 4
						Lien Hearings	
Person to Attend Hearing	Michael Hernandez					If person attending hearing is not Owner, is Authorization to Represent on File?	N/A

**Details**  
 02/14/22: Telephone Conversation- Received call from Mike thinking his case is closed. Left message for owner junk case case was closed but not permit case.  
 03/08/22: Posting- Notice of hearing at violation address.  
 03/21/22: Mar. Notice of Hearing addressed to owner returned: Unclaimed  
 03/23/22: Mar. Public Hearing: Owner/representative did not attend hearing. Board gave 25 days  
 04/27/22: Apr. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$1,500.00  
 05/04/22: Telephone Conversation- Spoke with Mike regarding steps for permit and attending hearing.  
 05/25/22: May. Special Magistrate Hearing: Owner/Representative attended hearing. SM gave 45 days  
 07/26/22: Jul. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$13,500.00  
 08/23/22: Aug. Special Magistrate Hearing: Owner/Representative did not attend hearing. Lien certified for \$4,200.00  
 09/07/22: Close Case

