



City of Clearwater
Planning & Development
100 S. Myrtle Avenue
Clearwater, FL 33756
Phone: (727) 444-7155

Lien Reduction Application

Applicant Information

Applicant Name: Canotas-Engdahl, Thessaloniki, A Date: 4/25/25
Last First M.I.

Violation Address: 1936 N Betty Lane Clearwater
Street Address Apartment/Unit #

Mailing Address: 357 Sunberry Dr. Campbell, CA 95008
Street Address City State ZIP Code

Phone: 408-529-2174 Email: niki@nikicanotas.com

Parcel #
(Can be found @ pcprao.org): 03-29-15-83970-000-0540 Current Lien Amount: \$210,000 Desired Lien Reduction: \$ 2100

Is this property subject to a pending foreclosure? YES ☐ NO ☒ If yes, please include any documentation related to foreclosure.

Is there a pending sale on this property? YES ☐ NO ☒ If yes, when? _____

Were you the owner at the time the lien was filed? YES ☐ NO ☒ Please provide date of purchase. _____

Do you own any other properties within the City of Clearwater limits? YES ☐ NO ☐ If yes, provide addresses of all properties: _____

Is the Property: Residential ☒ Non-Residential ☐

Was there an undue hardship that prevented the property from coming into compliance? If yes, please explain.

During COVID I hired a contractor who worked under a roofing permit, took the remodeling permit and monies, he failed to call for a roof inspection. during covid, resolution with the city was most challenging. no professional roofer would stand in for the other roofer. I ultimately had to re-roof an entire new roof. I have spent almost 6 years trying to resolve this. And today I can now finally resolve it.

Are you currently experiencing an undue hardship that prevents you from satisfying the full lien amount? If yes, please explain.

My \$120,000 remodel is now \$200,000 with compound interest. The 2 tenants and squatters I have paid to evict in the past 3 years have made me contemplate bankruptcy. Every dollar I have spent has been within this community

Is there a pending development or redevelopment for this property? If yes, provide permit or application information.

NO

Disclaimer and Signature

I certify that my answers are true and complete to the best of my knowledge.

I hereby certify that I have read, completed, and understand this Application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

I certify that I understand that I am required to be present on the date my application for lien reduction is scheduled or the application will be void and I must then reapply.

Signature: _____

Date: 4/25/25

Internal Staff Use Only

MCEB Case Number: 54.20

Assessed Property Value: _____

Reduction Application heard
(MCEB) Date: 6.25.25

Original Violation Date(s): Jan. 2020

Type(s) of Violation: Work without Permits

Date of Affidavit of Non-
compliance: Feb. 2021

Daily Fine imposed: \$150.00

Re-Inspection

Re-inspection Date: _____

Any violations
existing: _____

Date compliance was

Inspector Name: _____

met: _____