



St. Petersburg
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CITY OF ST. PETERSBURG CODE ENFORCEMENT BOARD
Lien Release/Reduction Request Agenda
Hearing Date:04/26/17

LR 1: 2020 Burlington Ave N.

Owner(s): Ziad Lababidi

LR 2: 527 52nd St S.

Owner(s): Andrea Buley

LR 3: 3010 24th Ave N.

Owner(s): B R E P 611 LLC
Representative: Anna West



Lien Release/Reduction Requests



Report LR-1 Part 1 of 1

Report Prepared On: 4/7/2017

Meeting Date: 4/26/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	2020 Burlington Ave N	Date of CEB Hearing	12/17/2014
Current Owner(s)	Ziad Lababidi	CEB Certified Mail Claimed	No
		Date Property Posted	12/1/2014

Notices Mailed To Following Address(es)	Case #	14-12834	Case #	
	Street	21 Garrison Ln	Street	
	City	Madbury	State	NH

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
14-12834	07/01/14	03/24/17	In compliance	Ziad Lababidi	2020 Burlington Ave N.	8/25/2015	\$21,700
14-12834	07/01/14	03/24/17	In compliance	Ziad Lababidi	2020 Burlington Ave N.	1/20/2015	\$900
Total Amount of Liens Certified:							\$22,600

Active Violations at Time First Lien was Certified	
14-12834	Permits - After the fact permit required for new roof and wood decking on rear structure.
	Legal Premises Agent- Legal Premises Agent required for property.

Representative Present at CEB Hearing	No
Representative Present at	0 of 2 Lien Hearings

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

Details: All mail was returned unclaimed. A permit was pulled in 2015 but no inspections were done and the permit expired. There was contact with the owner but violations were not corrected until 3/24/2017.



Report LR-2 Part 1 of 1

Report Prepared On: 4/13/2017
Meeting Date: 4/26/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	527 52nd St S	Date of CEB Hearing	6/22/2016
Current Owner(s)	Andrea Buley	CEB Certified Mail Claimed	Yes
		Date Property Posted	6/9/2016

Notices Mailed To Following Address(es)	Case #	16-4821	Case #	
	Street	527 52nd St S	Street	
	City	St. Petersburg	State	FL

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
16-4821	03/18/16	04/03/17	In compliance	Andrea Buley	527 52nd St S.	12/14/2016	\$1,250
Total Amount of Liens Certified:							\$1,250

Active Violations at Time First Lien was Certified	
16-4821	Roof Disrepair- Tarp covering main structure of roof.

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

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

Details: Owner received and signed for all mail. Owner did attend the Code Enforcement Board hearing but did not attend the lien hearing.



Report LR-3 Part 1 of 1

Report Prepared On: 4/13/2017

Meeting Date: 4/26/2017

Liens being considered below resulted from: Violations at the Property

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

Property Address	3010 24th Ave N.	Date of CEB Hearing	1/27/2016
Current Owner(s)	B R E P 6 1 1 LLC	CEB Certified Mail Claimed	Yes
		Date Property Posted	2/11/2016

Notices Mailed To Following Address(es)	Case #	15-22225	Case #	
	Street	2190 Belcher Rd South STE B	Street	
	City	Largo	State	FL

0	Active Violation Cases Currently at Subject Property
17	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
15-22225	09/23/15	09/15/16	In compliance	BREP 611 LLC	3010 24th Ave N.	3/23/2016	\$3,100
Total Amount of Liens Certified:							\$3,100

Active Violations at Time First Lien was Certified	
15-22225	Door- Exterior -Tight or insect proof
	Certificate of Inspection Required
	Permits- Base semi finished has been enclosed to a bathroom and bedroom without a permit.
	Electric - Light Flicker in rear addition bedroom and bathroom

Representative Present at CEB Hearing	No
Representative Present at	0 of 1 Lien Hearings

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

Details: All mail was signed for by C. Sparkman. No one attended any of the hearings.

