

19.22



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MAY 08 2025

CITY CLERK DEPARTMENT

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

## Lien Reduction Application

### Applicant Information

Applicant Name: **Baez & Ortiz LLC**

Date: **04/27/2025**

Last

First

M.I.

Violation

Address: **1406 Cleveland St, Clearwater, FL 33755**

Street Address

Apartment/Unit #

Mailing

Address: **1406 Cleveland St, Clearwater, FL 33755**

Street Address

City

State

ZIP Code

Phone: **727-424-9153**

Email: **lilsantiago@yahoo.com**

Parcel #

(Can be found

@ pcpar.org): **14-29-15-47016-001-0010**

Current Lien

Amount: **\$105,600.00**

Desired Lien Administrative Fees &  
Reduction: **\$ Investigative costs**

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. **03/14/2014**

Do you own any other properties within the  
City of Clearwater limits?

YES

☐

NO

☒

If yes, provide addresses of all properties: \_\_\_\_\_

Residential

Non-Residential

Is the Property: ☐

☒

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

The lack of mastering the English language and understanding the severity of the situation delayed my  
action. But we have completed the required corrective actions as outlined in the code enforcement notice  
and the property is in full compliance.

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

Paying the full amount of the lien will place us in financial hardship. The revenues generated  
by the business equates to barely enough to pay the expenses.

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: \_\_\_\_\_

*Kael Bo*

Date: 04/28/2025

### Internal Staff Use Only

MCEB Case Number: 19-22

Assessed Property Value: \_\_\_\_\_

Reduction Application heard  
(MCEB) Date: 6-25-25

Original Violation Date(s): Aug. 2022

Type(s) of Violation: Exterior Surfaces

Date of Affidavit of Non-compliance: Jan. 2023

Shopping Carts  
Daily Fine imposed: \$150.00 per violation.

### Re-Inspection

Re-inspection Date: \_\_\_\_\_

Any violations  
existing: \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Date compliance was  
met: \_\_\_\_\_

Baez & Ortiz LLC  
1406 Cleveland Street  
Clearwater, FL 33755

RECEIVED

MAY 08 2025

April 29, 2025

CITY CLERK DEPARTMENT

Municipal Code Enforcement Board  
100 S. Myrtle Avenue  
Clearwater, FL 33756

Request for Lien Reduction – 1406 Cleveland St, Clearwater  
Parcel No. 14-29-15-47016-001-0010

Dear Code Enforcement Department:

This letter is to formally request a lien waiver on the property located at 1406 Cleveland Street, Clearwater, FL 33755 in the amount of \$105,600.00. The original lien was dated November 30, 2022, in which the property was not in compliance with 3-1502. B. – “Exterior Surfaces – all building walls shall be maintained in a secure and attractive manner.”

I am the current owner of the property. I understand the importance of maintaining compliance with local ordinances. I took immediate steps to correct the problems. The building wall was repaired, the walls were treated to eliminate the mildew, and the area was repainted. The shopping carts were removed. I have included several pictures which show how the property looks.

Daniel Kasman’s statement of November 15, 2023, indicates that he “personally examined the property described in the Municipal Code Enforcement Board Order dated October 26, 2022, in the above-mentioned case, (CDC2022-01044) and **find that said property is now in compliance with 3-5102.B**”.

The implication of this lien for a small business is astronomical. The funds to cover \$105,600.00 are not available. Like millions of American businesses who are struggling to manage their operation, Baez & Ortiz LLC is experiencing economic hardship. The business is generating the income necessary to cover its monthly expenses and stay afloat but there is little or no profit.

I know legally you have the right to pursue all avenues in obtaining the full amount of the lien. I am appealing to you not as a large organization with many resources but as people. Baez & Ortiz LLC needs your help. Without your compassion and willingness to collaborate with us, the company is going to struggle immensely.

Thank you for your understanding and I hope we can solve this problem. We genuinely apologize.

Sincerely



Raul Baez