



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

Lien Reduction Application

Applicant Information

Applicant Name: Vera, Richard, L. o/o Genuine Investment Land Trust Date: 11/18/25
Last First M.I.

Violation Address: 1803 Sunset Drive Clearwater, FL 33755
Street Address Apartment/Unit #

Mailing Address: 900 NE 45th Av Ft. Lauderdale, FL 33301
Street Address City State ZIP Code

Phone: (561) 667-3171 Email: vera@luxfirm.com

Parcel # (Can be found @ pepco.org): 04-29-15-61438-009-001 Current Lien Amount: \$130,800.00 Desired Lien Reduction: \$ 1,308.00

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? 11/21/2025

Were you the owner at the time the lien was filed? YES NO Please provide date of purchase. 6/9/2025
Foreclosed on Previous Owner.

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.
No Funds Available to Satisfy Full Amount

Are you currently experiencing an undue hardship that prevents you from satisfying the full lien amount? If yes, please explain.
No Funds Available to Satisfy Full Amount

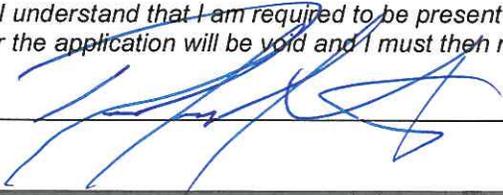
Is there a pending development or redevelopment for this property? If yes, provide permit or application information.
No

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: 11/18/2025

Internal Staff Use Only

MCEB Case Number: _____

Assessed Property Value: _____

Reduction Application heard (MCEB) Date: _____

Original Violation Date(s): _____ Type(s) of Violation: _____

Date of Affidavit of Non-compliance: _____ Daily Fine imposed: _____

Re-Inspection

Re-inspection Date: _____ Any violations existing: _____
Inspector Name: _____ Date compliance was met: _____

CITY OF CLEARWATER, FLORIDA
Dept of Official Records and Legislative Services ASSESSMENT/SERVICES
MASTER DATA

11/18/2025

CITY CLERK'S OFFICE ASSESSMENT/SERVICES

Lien: 88-24
Account:
Lien Amount: \$0.00 **Fee:** \$0.00
Recorded: 1/6/2025
OR Book: 23022 **Page:** 2105
Status: Active **as of** 12/18/2024
Rate: 0.00000 /day
Term:
Statement: YES **Resolution:**

Owner: FUTURE TECH CAREER INSTITUTE LLC,
16 ISLAND DR
TREASURE ISLAND, FL 33706-1202
Property: 1803 SUNSET DR
Parcel: 04-29-15-61488-009-0101
Project: CODE ENFORCEMENT
Legal: NORTH SHORE PARK BLK 9, S 69FT OF LOTS 10
AND 11

Code Enf Complied:
OR Book:
Mail Undeliverable:

Satisfied:
OR Book: **Page:**

Notes: 12/27/2024 1:38 PM entered by Nicole.Sprague
VIOLATIONS: LANDSCAPE ENCROACHMENT & SIDEWALK/PARKING SURFACES

Calc Start: 8/25/2024

Payments posted through: 11/18/2025

Principial Due:	\$0.00
Int/Penalty Due:	\$130,800.00
Fee Due:	_____
Total Due:	\$130,800.00



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

1803 Sunset

**NOTICE OF INTENT TO LIEN
BY THE CITY OF CLEARWATER**

Notice is hereby given that the City of Clearwater intends to file a lien for the costs incurred and associated with the Code Case # SWO2025-06012 on real property, shown in Pinellas County Records as owned by GENUINE INVESTMENT LAND TRUST on this June 9, 2025 and commonly known by 1803 SUNSET DR.

Parcel #: 04-29-15-61488-009-0101

Legal Description: NORTH SHORE PARK BLK 9, S 69FT OF LOTS 10 AND 11

This filing of said lien, pursuant to the Florida Building Code and City of Clearwater Ordinances is for recovery of expenses incurred by the City.

Once recorded in the Official Records of Pinellas County, this instrument shall constitute notice to, and the findings therein shall be binding upon, the respondent and any and all subsequent purchasers, successors in interest or assigns.

Witness my hand this 9th day of June, 2025.

Signature:

Catherine Reese - City of Clearwater Building Inspector

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 9th day of June, 2025, by Catherine Reese who is personally known to me or who has produced identification.

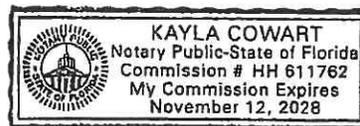
(Signature of Notary Public)

Kayla Cowart

(Printed Name)

(Stamp)

Prepared by and return to:
Office of the Building Official
Planning & Development Department
City of Clearwater
100 S. Myrtle, STE210
Clearwater, FL 33756
ATTN: Catherine Reese



GENUINE INVESTMENT LAND TRUST

900 NE 4TH STREET, SUITE A 1

FT. LAUDERDALE, FL 33301

561-667-3171 DEREECT

RVERA@LUXFIRM.COM

NOVEMBER 18, 2025

REF: 1803 SUNSET DRIVE, CLEARWATER, FL 33755

PARCEL # 04-29-15-614488-009-0101

LIEN: 88-24

To whom it may concern;

This is a timeline of events regarding this Lien. We foreclosed on the pervious owner Future Tech Career Institute LLC. On June 9th, 2025. We were made aware of the existing lien on October 28th, 2025. I immediately had the violation cured on November 3rd, 2025. The violation was inspected by code enforcement officer Daniel Kasman on November 5th, 2025 and submitted the affidavit of compliance. We take pride in keeping our properties in good standing with the all cities. Unfortunately the previous owner didn't take any action to correct the issue. It's been a please working with Daniel Kasman in correcting the issue quickly to the cities likeing. We are requesting an immediate resolution. You have our full cooperation in the matter. The lot is scheduled to be Sold for a future homeowner who will be building a new home on the lot. This will beautify this current neighborhood.

Thank You,



Richard Vera