



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

## Lien Reduction Application

### Applicant Information

Applicant Name: **Varela** **Leonardo** Date: **April 24, 2025**  
*Last First M.I.*

Violation  
Address: **1465 Sunset Point Road, Clearwater, Florida 33755**  
*Street Address Apartment/Unit #*

Mailing  
Address: **3847 59<sup>th</sup> Avenue Circle East, Ellenton, Florida 34222**  
*Street Address City State ZIP Code*

Phone: **727-321-2728 (Counsel Ofc. Number)** Email **jonathan@ruizlawyers.com (Counsel Email)**

Parcel #  
(Can be found @ pcpar.org): **02-29-15-00000-320-0300** Current Lien Amount: **\$195,750** Desired Lien **1,957.50 (amt Reduction: requesting to pay)**

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: **February 28, 2017**

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.  
Please see attached Exhibit A.

Are you currently experiencing an undue hardship that prevents you from satisfying the full lien amount? If yes, please explain.  
Yes. If landowner is required to pay the full amount, it will create a personal hardship for not only him and his family, but it will also affect the livelihoods of his three employees as he will be forced to make difficult decisions to the point of closing his business that has serviced customers in that area for many years.

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: \_\_\_\_\_

Leonardo Varela

Date: \_\_\_\_\_

4/24/25

### Internal Staff Use Only

MCEB Case Number: \_\_\_\_\_

96.21

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

Reduction Application heard  
(MCEB) Date: \_\_\_\_\_

6.25.25

Original Violation Date(s): \_\_\_\_\_

July 2021

Type(s) of Violation: \_\_\_\_\_

Signage w/o Permit

Date of Affidavit of Non-  
compliance: \_\_\_\_\_

11.17.21

Daily Fine imposed: \_\_\_\_\_

\$ 150.00

### Re-Inspection

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

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

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

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