



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

Lien Reduction Application

Applicant Information

Applicant Name: RE Capital Management LLC, as Trustee of 1915 Macomber Ave II Trust
 dated 11/13/2025 Date: 04/20/2026
Last First M.I.

Violation Address: 1915 Macomber Ave, Clearwater, FL 33755
Street Address Apartment/Unit #

Mailing Address: 2813 Gulf to Bay Blvd. #408, Clearwater, FL 33759
Street Address City State ZIP Code

Phone: (727) 439-3200 Email: sstout@recapitalmanagementllc.com

Parcel # (Can be found @ pcpa.org): 03-29-15-83970-000-0030 Current Lien Amount: Est. \$313,310.00 Desired Lien Reduction: \$ City's hard 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. 03/25/2026 (date probate concluded & marketable title received)

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

Comment: RE Capital Management LLC is Trustee for other properties in Clearwater, but title is held in different trust.

Is the Property: Residential Non-Residential

Was there an undue hardship that prevented the property from coming into compliance? If yes, please explain.
Nichoas Stewart died on 11/21/18. His father, who lives out of state, suffered economic hardship that prevented him from maintaining the property and probating the estate. Once probate concluded on 03/25/26, the Applicant (new owner) promptly corrected the violations (and even corrected a fence violation beforehand).

Are you currently experiencing an undue hardship that prevents you from satisfying the full lien amount? If yes, please explain.
Yes, the large amount of the lien creates an economic hardship. Please note that the current owner took immediate measures to bring the property into compliance, and even corrected a fence violation beforehand.

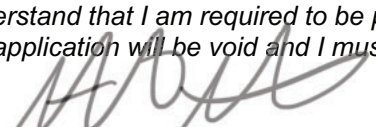
Is there a pending development or redevelopment for this property? If yes, provide permit or application information.
No.

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: 04/20/2026
By: Steven Stout, as Manager for RE Capital Management LLC, as Trustee

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: _____