



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: NOVEMBER 7, 2024

RE: **RESOLUTION NUMBER 24-102: REDUCTION OF FINE/RELEASE OF LIEN, 124 EAST WARD AVENUE**

Introduction:

Resolution Number 24-102 approves a Code Enforcement Order reducing an outstanding code enforcement lien totaling \$102,300 to \$2,000 and releases the lien against 124 East Ward Avenue, upon payment and completion of all conditions listed in the Resolution.

Recommended Action:

The administration recommends approval of Resolution Number 24-102.

Background:

1. Code Board Action:

On October 14, 2024, the Code Enforcement Board reviewed a fine reduction request submitted by Kathleen Jensen and Patricia Jensen, who have signed a residential contract to purchase the property from 124 E. Ward Land Trust. The Board approved a motion to reduce the accrued fines to \$2,000 with the following conditions:

- Approval from the City Commission; and
- Transfer of ownership to Kathleen Jensen and Patricia Jensen; and
- Completion of demolition of the unsafe structure and detached garage; and
- Payment be made within 90 days of City Commission approval

2. Property History:

On February 7, 2022, the City recorded an Order Imposing Fine/Lien issued by the Code Enforcement Board requiring that Barbara L. Metz and Richard Phillip Metz Estate pay to the City of Eustis a fine in the amount of \$100 per day after October 13, 2021, for failing to maintain the property in accordance with City Code.

On April 10, 2023, the Eustis Code Enforcement Board authorized the City Attorney to begin foreclosure action on the unpaid code enforcement lien, which was approved by the City Commission through Resolution Number 23-46 on May 4, 2023.

On June 25, 2024, a Petition for Summary Administration was filed with the Lake County Clerk of Court for the distribution of the Philip Metz's assets, and an Order was approved on July 29, 2024.

On August 2, 2024, a Quit Claim Deed was recorded in public records transferring ownership of the property to EstateCo, LLC as Trustee of the 124 E Ward Ave Land Trust dated June 20, 2024.

On September 12, 2024, the Code Enforcement Supervisor met onsite with a Representative of the new property owner, and with consent conducted an inspection of the interior and exterior of the dwelling, which resulted in it being posted unsafe and unfit for human occupancy.

On September 19, 2024, Patricia Jensen, owner of 114 East Ward Avenue, informed the Code Department that she and her mother were putting in an offer to purchase 124 East Ward Avenue with the intention of having the buildings demolished in order to construct a new home for her mother to live in part time.

Community Input

No adjacent property owners attended the Code Enforcement Hearings, but Patricia Jensen did file several complaints with the Code Department regarding vagrants occupying the dwelling, which resulted in Public Works boarding it up.

Budget / Staff Impact:

If the Resolution is approved, the City would possibly receive \$2,000.

Reviewed By:

Kenneth Toler, Captain

Prepared By:

Eric Martin, Code Enforcement Supervisor

Attachments

- Resolution Number 24-102
- Fine Reduction Application
- Purchase Contract and Addendum