

RESOLUTION NUMBER 24-101

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; PROVIDING FOR A REDUCTION OF OUTSTANDING CODE ENFORCEMENT FINES AND RELEASE OF CODE ENFORCEMENT LIENS RECORDED AGAINST 309 EAST WOODWARD AVE AVENUE UPON SATISFACTION OF CONDITIONS AND FULL PAYMENT OF REDUCED FINE.

WHEREAS, the City of Eustis, Florida established code enforcement fines against the following described property under Case Number 21-00797, 22-00130, 23-00174, 24-00053 and 24-00054 against Sharon P. Carl and Shawn P. Carl, current property owners, for failing to comply with City Ordinances:

EUSTIS, E 66 FT OF W 1/2 OF LOT 1 BLK 111 PB 1 PG 79; and

WHEREAS, the City of Eustis, Florida, a Florida Municipal Corporation, has recorded five Code Enforcement Liens against the subject property, totaling \$220,400, as of October 14, 2024; and

WHEREAS, on August 8, 2024, the property owners signed an agreement with SOS Property Solutions, LLC to purchase the property "as-is" with all faults and imperfections for \$75,000; and

WHEREAS, on October 7, 2024, SOS Property Solutions, LLC submitted a fine reduction application requesting the accrued fines be reduced to \$0; and

WHEREAS, on October 14, 2024, while the Board was reviewing the request, Shawn Carl agreed to pay 15 percent of the sale price, totaling \$11,250, to the City of Eustis; and

WHEREAS, the Board agreed to reduce the accrued fines to \$11,250 upon recommendation from Chief Capri.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Eustis, Florida, as follows:

SECTION 1

That the code enforcement fines associated with Code Violation Cases 21-00797, 22-00130, 23-00174, 24-00053 and 24-00054 totaling \$220,400 shall be reduced to \$11,250 upon sale of the property to SOS Property Solutions, LLC.

SECTION 2

That the City Clerk is hereby authorized to execute Release of Liens for Cases 21-00797, 22-00130, 23-00174, 24-00053 and 24-00054 upon completion of the following conditions:

- Payment of the reduced fine.
- Clearing the property of all overgrown conditions and accumulations.
- Removal of the hazardous tree and fallen tree branches from the backyard.
- Removal or replacement of the dilapidated fencing facing Woodard Avenue.
- Obtaining permits and completing all work necessary to repair and rehabilitate the single-family dwelling that is currently unsafe and unfit for human occupancy.

SECTION 3

That this action shall become null and void if payment of the reduced fine is not received by January 6, 2025, or if SOS Properties Solutions, LLC sells the property before completion of the conditions listed in Section 2.

DONE AND RESOLVED this 7th day of November 2024, in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Michael L. Holland
Mayor/Commissioner

ATTEST:

Christine Halloran, City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 7th day of November 2024, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

City Attorney's Office

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 24-101 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran, City Clerk