



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: NOVEMBER 7, 2024

RE: RESOLUTION NUMBER 24-101: REDUCTION OF FINE/RELEASE OF LIEN, 309 EAST WOODWARD AVE

Introduction:

Resolution Number 24-101 approves a Code Enforcement Order reducing five outstanding code enforcement liens totaling \$220,400 to \$11,250 and releases the liens against 309 East Woodward Avenue, upon payment and completion of all conditions listed in the Resolution.

Recommended Action:

The administration recommends approval of Resolution Number 24-101.

Background:

1. Code Board Action:

On October 14, 2024, the Code Enforcement Board reviewed a fine reduction request submitted by Karim Bhimani with SOS Property Solutions LLC, who have entered into a sales contract to purchase the property from Shawn Carl and Sharon Carl. The Board approved a motion to reduce the accumulative fines to \$11,250 with the following conditions:

- Approval from the City Commission; and
- Transfer of ownership to SOS Property Solutions LLC; and
- Payment be made within 60 days of City Commission approval

2. Property History:

Shawn Carl and Sharon Carl (mother and son) purchased the property in 2017, which has been subject to 28 code violations and 115 police calls for service since they have owned it.

On March 19, 2024, the Code Department notified the property owners that the Code Enforcement Board had authorized the City Attorney to begin foreclosure proceedings on unpaid liens, which could result in them losing ownership of the property.

However, to avoid costly legal fees, the Department provided them with two alternatives, which were to transfer ownership of the property to the City of Eustis via

a deed in lieu of foreclosure, or to sell the property to a private party that could bring it into compliance with City Code.

3. Violation History

Case 18-00721: No fines imposed.

Violation: Objects or items and accumulations placed or left outdoors.

Case 20-00270: No fines imposed.

Objects or items and accumulations placed or left outdoors. Obstructions placed on the Woodward Avenue sidewalks.

Case 21-00786: No fines imposed.

Storage of disabled or abandoned vehicle. Objects or items and accumulations placed or left outdoors.

Case 21-00797: \$1,200 fine imposed.

Broken or missing windows. Boarded up windows.

Case 22-00130: \$69,950 as of 10-14-24

Objects or items and accumulations placed or left outdoors. Solid waste not placed in proper container for curbside collection.

Case 22-00826: No fines imposed

People living in tents in backyard.

Case 22-01041: No fines imposed

Storage of disabled or abandoned vehicle.

Case 23-00174: \$114,750 as of 10-14-24

Unsafe residential dwelling. Electrical hazards, use of flexible cords for permanent wiring, unsafe exterior decks, porches and/or balconies.

Case 23-00560: No fines imposed.

Exempt waste placed at curbside for collection.

Case 23-00772: No fines imposed

Overgrown grass.

Case 24-00053: \$31,500 as of 10-14-24

No building permit for interior and exterior repairs, alterations and construction.

Case 24-00054: \$5,000 fine imposed.

Burning of solid waste requiring Fire Department intervention.

Case 24-00762: Open violation.

Hazardous tree in back yard. Fallen dead tree branches have not been removed.

Community Input

No adjacent property owners attended the Code Enforcement Hearings, but the Code Department has received numerous citizen complaints since 2018.

Budget / Staff Impact:

If the Resolution is approved, the City would possibly receive \$11,250.

Reviewed By:

Kenneth Toler, Captain

Prepared By:

Eric Martin, Code Enforcement Supervisor

Attachments

- Resolution Number 24-101
- Fine Reduction Application
- Purchase Contract