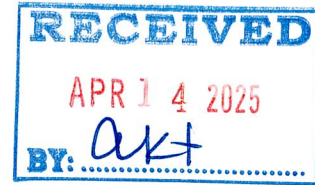


Case No. 21-00898 and 23-00629



APPLICATION TO REQUEST A REDUCTION OF ACCRUED CODE ENFORCEMENT FINE

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT.

INSTRUCTIONS: Please complete both pages of this form. Be specific when writing your statement. **Please submit the completed notarized application** to the Code Enforcement office located at 51 East Norton Avenue, Eustis, FL, by U.S. Mail at P.O. Drawer 68, Eustis, FL 32727, or email to codeenforcement@ci.eustis.fl.us **no later than 12:00 p.m., Friday, April 11, 2025.**

APPLICATION BECOMES VOID IF NOT SUBMITTED BY DEADLINE, UNLESS AN EXCEPTION IS MADE BY THE CITY.

If the completed form is received by the deadline, the request will be presented to the Code Enforcement Board (CEB) at the next regularly scheduled hearing on **April 14, 2025 at 3:00 p.m. in the City Commission Chambers located in City Hall at 10 North Grove Street.**

SUBMITTAL OF THIS APPLICATION IS NOT A GUARENTEE THAT THE CEB WILL APPROVE

Your attendance is highly recommended. If you fail to attend, the Board may act solely on the presentation by the Code Enforcement Officer.

If the CEB approves the reduction request, the CEB's recommendation will be submitted to the City Commission for approval at their next scheduled meeting before taking effect.

If you have any questions, please call the Code Enforcement Office at (352) 483-5464 or email codeenforcement@ci.eustis.fl.us.

Property Owner Name: Eustis Rides LLC Phone: _____
Address: 222 S BAY ST E-mail: _____
City: EUSTIS State: FL Zip: 32726

If the property owner is unable to complete this form, list name of person who is authorized to act for the Property Owner and their relationship. Lois Benaglio

Address or location of property where violation existed: 222 S BAY ST
Date violation brought into compliance: n/a
Date Code Enforcement Office called to request re-inspection: _____

21-00898 total Fine: \$71,500 What amount are you requesting: \$ Administrative Costs
23-00629 total Fine: \$87,000 What amount are you requesting: \$ Administrative Costs
as of 5-22-25 (date of closing)

On Page 2, explain (in detail) the reason for requesting a reduction of fine.

PLEASE NOTE: ENSURE YOUR POSITION IS CLEARLY STATED HEREIN, AS THE BOARD IS NOT OBLIGATED TO HEAR YOUR TESTIMONY AT THE HEARING.

I, Lois Benaglio do hereby submit this Application for Reduction of Code Enforcement Fine, and in support offer the following statement:

see attached

(Additional pages may be added if needed)

Date: 4-14-25

Signed: Lois Benaglio

State of Florida

Print Name: Lois Benaglio

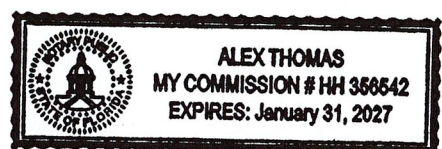
County of Lake

Personally appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Lois Benaglio who first being sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and have each produced a Florida driver's license as identification and did take an oath.

Date: 4-14-25

Alex Thomas
Notary Public
My Commission Expires:

Drivers License No. B524-537-03-950-0



220 South Bay Street

Dear Code Enforcement Board Members,

My name is Lois Benaglio. I am a long-time local resident, real estate broker, and business owner with a deep commitment to our community. I am writing to express my interest in purchasing a property that is currently derelict, suffering from deferred maintenance, and out of compliance due to unpermitted work. I understand this case has previously come before the Board, and I appreciate the opportunity to share my intentions in writing.

My plan is simple and sincere: I will purchase the property, bring it up to code using a licensed contractor, and relocate my office there—closer to downtown. This is not a renovation-and-flip project. Rather, it is an investment in our city and a space I intend to use long-term as part of my ongoing business operations.

This opportunity was brought directly to me due to my past working relationship with the seller and my reputation for following through on commitments. I intend to do exactly that again—with full transparency and dedication to compliance.

In order to make this purchase viable, I am respectfully requesting a reduction in the existing code enforcement fines. The property cannot currently be financed due to its condition, so the purchase will be made in cash, and all renovation and compliance costs will also be out-of-pocket. These improvements will be substantial, and I anticipate investing what is needed to restore the property to full compliance and improve its appearance and utility.

I recognize that the City has incurred costs in addressing this violation, and I fully respect the work that has gone into attempting to bring this property into compliance. Therefore, I am requesting that the fine be reduced to administrative costs, so that I may allocate resources toward the much-needed repairs and revitalization.

I have a track record of successfully purchasing and rehabilitating distressed properties, and I am committed to doing the same here—promptly and professionally. This effort will not only resolve the outstanding violations but also enhance the character of the downtown area and eliminate a long-standing issue for the City.

Thank you for your time and consideration. I welcome the opportunity to speak further if needed.

Sincerely,
Lois Benaglio

