



# City of Eustis

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TO: EUSTIS CITY COMMISSION  
FROM: TOM CARRINO, CITY MANAGER  
DATE: JANUARY 16, 2025  
RE: RESOLUTION NUMBER 25-11: RELEASE OF LIEN  
1601 ORANGE DRIVE, CASE #19-00737

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## **Introduction**

Resolution Number 25-11 approves a Code Enforcement Order reducing outstanding code enforcement fines from their current amount of \$28,750 to \$13,230 and releases the lien against 1601 Orange Drive upon payment.

## **Recommended Action**

The administration recommends approval of Resolution Number 25-11.

## **Background**

The City of Eustis recorded two code enforcement liens against 1601 Orange Drive because the previous owner failed to maintain the property in compliance with City Code. The City could not foreclose on the liens because the property had homestead protection status.

On December 12, 2023, the property was sold to Tributa Investment LLC at a tax deed sale, at which time the liens had accrued to \$95,350.

On December 20, 2023, the city received notice from the Clerk of the Circuit Court regarding available surplus funds associated with the tax deed sale. A claim was submitted to the Court and the city received \$66,578.11. It was used to fully satisfy the code enforcement lien for Case 19-00529. The remaining funds were applied to partially satisfy the fines for Case 19-00737.

On January 23, 2024, the Code Enforcement Department notified the new owner of the outstanding code violations on the property, which were quickly resolved in less than 30 days. The neglected single family residential dwelling was also completely renovated.

On November 8, 2024, the new property owner submitted a fine reduction application requesting that the remaining \$28,750 fine balance be reduced to \$0.

On December 9, 2024, the Code Enforcement Board reviewed and denied the applicants request but agreed to reduce the remaining fine balance to \$13,230, upon approval from the City Commission.

**Community Input**

No adjacent property owners attended the Code Enforcement Hearings.

**Budget / Staff Impact:**

If the Resolution is approved, the city would receive \$13,230.

**Reviewed By:**

Jon Fahning, Captain

**Prepared By:**

Eric Martin, Code Enforcement Supervisor

**Attachments**

- Resolution Number 25-11
- Fine Reduction Application
- Tax deed