

Case No. 20-01284

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 5:00 p.m., Monday, February 2, 2026.**

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 **February 9, 2026 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: GERMAN RODRIGUEZ - GRP Enterprise Realty Phone: 407-312-6424
Address: 2307 Bayle Lake Dr E-mail: Germanr6424@gmail.com
City: Clermont State: FL Zip: 34711

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. _____

Address or location of property where violation existed: 209 W. Badger Ave

Date violation brought into compliance: 2-14-25 (abated by City)

Total Accrued Fine: \$108,000 Enter amount you are asking to pay: \$ _____

On Page 2, explain reason (in detail) the reason for requesting a reduction of fine and reason original compliance date was not met.

German Rodriguez
GRP Enterprise Realty
407-312-6424
germanr6424@gmail.com

Date: January 19, 2026

To: City of Eustis Code Enforcement Board

Re: Request for Lien/Fine Reduction – **209 W. Badger Ave., Eustis, FL**

To the Members of the Code Enforcement Board,

I am writing to formally request a reduction or waiver of the outstanding code enforcement fines associated with the property located at 209 W. Badger Ave. I purchased this lot at a Tax Deed Auction on January 7, 2025.

Since acquiring the property, I have worked diligently to maintain it in full compliance with all city codes. I would like the Board to consider the following points in support of my request:

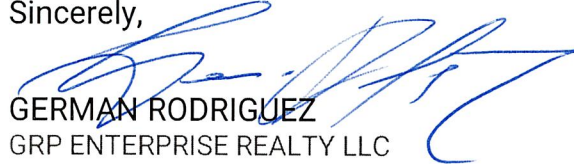
1. **Compliance Status:** The property was brought into compliance immediately upon my change of ownership. I have consistently maintained the lot to ensure it remains a positive asset to the neighborhood.
2. **Origin of the Fine:** The lien and running fines originated on November 8, 2021, under the previous owner due to their failure to maintain the building. This neglect ultimately led the City to condemn and demolish the structure. These circumstances were entirely out of my control.
3. **Satisfaction of Hard Costs:** I understand that the City used the surplus funds from the January 2025 tax deed sale to cover the direct costs of the demolition and administrative fees. As the city's actual expenses have been reimbursed from these funds, I respectfully request that the Board now waive the daily accrued "running fines" that continued to build before I took ownership.
4. **Good Faith Effort:** Since the purchase, I have incurred significant expenses for the ongoing maintenance and taxes on the lot. Waiving these fines would allow me to continue investing in the property's future development rather than paying for violations I did not commit.

I understand that not knowing about the lien at the time of the auction does not excuse its existence; however, I am asking for the Board's grace given my immediate action to

remedy the situation and my commitment to being a responsible property owner in Eustis.

Thank you for your time and for considering my request. I look forward to your decision.

Sincerely,


GERMAN RODRIGUEZ
GRP ENTERPRISE REALTY LLC

Date: 01.23.2022

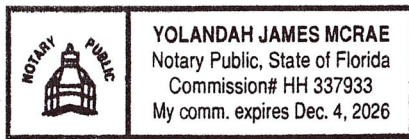
State of: Florida

County of: Lake

Signed: 
Print Name: GERMAN RODRIGUEZ

Personally appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, German Rodriguez 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 Drivers license driver's license as identification and did take an oath.

Date 01.23.2022




Notary Public
My Commission Expires:

Drivers License No. R362280642640

