



City of Eustis

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TO: Eustis City Commission
FROM: Rick Gierok, Interim City Manager
DATE: April 16, 2026
RE: Resolution Number 2026-43: Reduction of Fine/Release of Lien for 209 West Badger Avenue, Code Enforcement Case 20-01284

Introduction:

Resolution Number 2026-43 approves a Code Enforcement Order reducing an outstanding code enforcement lien totaling \$108,000 to \$0 and releases the lien against a vacant lot located at 209 West Badger Avenue, upon approval by the City Commission.

The Resolution also provides the City Commission an opportunity to consider a compromise regarding the fine reduction. The additional options proposed are as follows:

- The liens shall be reduced to \$ _____, payable within ____ days of the effective date of this Resolution; or
- The liens shall remain at the full amount of \$108,000, due and payable to the City; or

Recommended Action:

The administration recommends approval of Resolution Number 2026-43.

Background:

1. Code Board Action:

On March 9, 2026, the Code Enforcement Board reviewed a fine reduction request submitted by German Rodriguez of GRP Enterprises Realty, the current owner of 209 West Badger Ave. The Board approved the applicant's request to reduce the accrued fines to \$0.

2. Property/Case History

On September 28, 2021, the Code Enforcement Board issued Notices of Violation in the following Cases:

20-01203

Violation: The single family residential dwelling, exterior property and accessory structures have not been maintained in accordance with the City's Housing Code adopted in Section 50-26 and are unsafe, unfit for human occupancy and a dangerous structure in accordance with Section 108 of the International Property Maintenance Code.

20-01284

Violation #1: Objects or items and accumulations placed or left outdoors that could become a breeding place for insects or vermin or cause unpleasant odors or which is unsightly and an eyesore from adjoining properties or from the public right-of-way.

Violation #2: Accumulation of solid waste on property.

Violation #3: Six-foot fence is not maintained structurally sound and in good repair, free of cracking, discoloration, peeling or fading.

On November 8, 2021, the Code Enforcement Board issued a Demolition Order for the unsafe structure associated with Case 20-01203, as well as an Order of Enforcement for Case 20-01284, requiring compliance by December 8, 2021, or a fine of \$250 per day would be imposed.

The Board also found that the conditions causing the violation associated with Case 20-01284 present a serious threat to the public health, safety, and welfare in accordance with Florida Statute 162.06(4). Therefore, ordered if compliance was not obtained by the date specified, the city would make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed in accordance with section 162.09(1).

On February 14, 2023, the City demolished the unsafe structure and performed the nuisance abatement at a cost of \$16,500.

On March 13, 2023, both cases were presented to the Code Enforcement Board for certification of fine. The Board certified costs in the amount of \$16,500 for Case 20-01203. Additionally, the Board imposed a fine of \$250 per day for Case 20-01284, covering the period from December 9, 2021, through February 14, 2023 (432 days), for a total of \$108,000. The Orders Imposing Fine/Lien were subsequently recorded in the public records on March 30, 2023.

On January 7, 2025, the property was sold to GRP Enterprise Realty at a tax deed sale. Following the sale, the city received notice from the Clerk of the Circuit Court regarding available surplus funds totaling \$16,633.49 and the City subsequently submitted a claim for those funds.

On January 15, 2025, the Tax Deed Division acknowledged receipt of the City's claim and advised that, at the close of the 120-day claim period on May 8, 2025, all current and future claims associated with the certificate will be forwarded to the County Attorney's Office for review.

On February 4, 2025, the new property owner was notified of violations on the property involving overgrown grass and an accumulation of construction and demolition debris that had been illegally dumped on the property.

On February 18, 2025, German Rodriguez of GRP Enterprise Realty contacted the City to advise that the violations had been corrected and to confirm whether any additional action was needed to keep the property free of liens. He was informed that the property had already passed inspection; however, two liens had been recorded against the property prior to the tax default, and that government liens and judgments (federal, state, county, or municipal) are not extinguished by a tax deed sale.

Mr. Rodriguez was also informed that the City does have a fine reduction process; however, no applications will be considered until the status of the claim submitted to recover the surplus funds from the tax deed sale is determined.

On December 30, 2025, the City received a portion of the tax deed surplus totaling \$16,327.29, which was \$172.71 less than the \$16,500 incurred for demolition and nuisance abatement costs. Mr. Rodriguez was notified of the shortfall, and he voluntarily paid the remaining balance. Once all the City's expenses were satisfied, the fine reduction process for the remaining \$108,000 fine commenced.

Community Input:

No adjacent property owners attended the Code Enforcement Hearings.

Budget / Staff Impact:

If the Resolution is approved, the City would not receive any portion of daily fines.

Reviewed By:

Craig A. Capri, Chief of Police

Jon Fahning, Captain

Miranda Burrowes, Deputy City Manager

Prepared By:

Eric Martin, Code Enforcement Supervisor

Attachments:

- Resolution Number 2026-43
- Fine Reduction Application
- Tax deed