



# City of Eustis

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TO: EUSTIS CITY COMMISSION  
FROM: TOM CARRINO, CITY MANAGER  
DATE: FEBRUARY 19, 2026  
RE: RESOLUTION NUMBER 26-18:  
REDUCTION OF FINE/RELEASE OF LIEN, 315 PALMETTO ST  
CODE ENFORCEMENT CASE 20-00557

**Introduction:**

Resolution Number 26-18 approves a Code Enforcement Order reducing an outstanding code enforcement lien totaling \$21,300 to \$2,130 and releases the liens against a vacant lot located at 315 Palmetto Street, upon payment.

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 lien shall be reduced to \$ \_\_\_\_\_, payable within \_\_\_\_\_ days of the effective date of this Resolution; or
- The lien shall remain in the full amount of \$21,300, due and payable to the City; or
- No payment shall be due, and the lien shall be released.

**Recommended Action:**

The administration recommends approval of Resolution Number 26-18.

**Background:**

**1. Code Board Action:**

On November 10, 2025, the Code Enforcement Board reviewed a fine reduction request submitted by Tamilia Fair, the owner of 315 Palmetto Street. The Board denied her request for a reduction to administrative costs (\$915) but agreed to reduce the fine to \$2,130 to be paid within 30 days of City Commission approval, or the original full fine imposed shall become due.

**2. Case History:**

On August 29, 2018, the Code Department issued a Notice of Violation and Order to Correct after determining that the vacant lot was overgrown with grass or weeds to a height of twelve inches or more from the ground, which is a violation of Sec. 34-96(a)(1) of City Code. It was mailed to Tamila Fair, property owner, requiring the lot to be cleared of all overgrown conditions by September 17, 2018.

On September 21, 2018, a Notice of Violation/Hearing was issued after the property failed re-inspection. The notice required compliance by October 1, 2018, and was sent via Certified Mail, Return Receipt Requested and First-Class mail to Tamila Fair at 497 E. Cleveland Street, Apopka, Florida, which was the mailing address on file with the Lake County Property Appraiser's Office. In addition, a copy of the notice was posted at the property.

On October 8, 2018, the Code Enforcement Board issued an Order of Enforcement requiring the property be brought into compliance by October 18, 2018, or a fine of \$100 per day would be imposed. A copy of the Order was mailed to Tamilia Fair, who did not attend the Hearing.

On October 25, 2018, a Notice of Hearing for certification of noncompliance and assessment of fine, scheduled for December 10, 2018, was mailed to Tamilia Fair, which she did not attend.

On December 13, 2018, the Order Imposing Fine was mailed to Tamilia Fair with a cover letter stating if compliance was not obtained by January 10, 2019, the Order would be recorded in the public records, thereby constituting a lien against the property. No response was received and no action was taken to bring the property into compliance; therefore, the Order was recorded in the public records on March 26, 2019.

On May 20, 2019, the property passed inspection and an Affidavit of Compliance was issued. It was mailed to the property owner on May 22, 2019, advising that the daily fines had accrued to \$21,300.

On September 15, 2025, Tamilia Fair contacted the Department after becoming aware that two Code Enforcement liens had been recorded against her property and inquired about any available options to address the associated fees. She was provided copies of all the files associated with the liens and informed that there is a fine reduction process; however, she was advised that the property did not currently qualify due to a new violation for overgrown grass.

On October 14, 2025, Tamilia Fair notified the Department that the grass was cut and inquired about the next step in the fine reduction process. She was informed that the property passed inspection on October 6, 2025, and was provided a Fine Reduction Application, which was promptly submitted for processing.

### **Community Input**

No adjacent property owners attended the Code Enforcement Hearings.

### **Budget / Staff Impact:**

If the Resolution is approved, the City could receive \$2,600, which exceeds the administrative costs incurred in bringing the property into compliance with City Code.

### **Reviewed By:**

Craig A. Capri, Chief of Police  
Jon Fahning, Captain

### **Prepared By:**

Eric Martin, Code Enforcement Supervisor

**Attachments**

- Resolution Number 26-18
- Fine Reduction Application