



City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION
FROM: TOM CARRINO, CITY MANAGER
DATE: FEBRUARY 19, 2026
RE: RESOLUTION NUMBER 26-19:
REDUCTION OF FINE/RELEASE OF LIEN, 1033 S. GROVE ST
CODE ENFORCEMENT CASE 25-00911

Introduction:

Resolution Number 26-19 approves a Code Enforcement Order reducing an outstanding code enforcement lien totaling \$2,600 to \$1,000 and releases the liens against a vacant lot located at 1033 South Grove 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 \$2,600, 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 26-19.

Background:

1. Code Board Action:

On January 12, 2026, the Code Enforcement Board reviewed a fine reduction request submitted by Alex Pinto with Hish Capital LLC, the owner of 1033 S. Grove Street. The Board approved the applicant's request to reduce the accrued fines to \$1,000 payable within 30 days, or the original full fine imposed shall become due.

2. Case History:

On September 4, 2025, 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 Hish Capital, LLC, property owner, requiring the lot to be cleared of all overgrown conditions by September 19, 2025.

On September 22, 2025, a Notice of Violation/Hearing was issued after the property failed re-inspection. The notice required compliance by October 6, 2025, and was sent via Certified Mail, Return Receipt Requested and First-Class mail to Hish Capital, LLC at 7512 Dr. Phillips Blvd Suite 50-706, Orlando, 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 13, 2025, the Code Enforcement Board issued an Order of Enforcement requiring the property be brought into compliance by October 23, 2025, or a fine of \$50 per day would be imposed. A copy of the Order was mailed to Hish Capital, LLC; however, no representatives attended the hearing.

On October 27, 2025, a Notice of Hearing for certification of noncompliance and assessment of fine, scheduled for December 10, 2018, was mailed to Hish Capital, LLC; however, no representatives attended.

On November 19, 2025, the Order Imposing Fine was mailed to Hish Capital, LLC, and it was recorded in public record as a lien against the property on December 8, 2025.

On December 15, 2025, Alex Pinto with Hish Capital, LLC called to report that he just picked up his mail containing the notices previously sent to his company and that the lot had been mowed over the weekend. The property passed inspection the same day, and an Affidavit of Compliance was issued.

On December 16, 2025, the Affidavit was emailed to Mr. Pinto advising that daily fines had accrued in the amount of \$2,600. A Fine Reduction Application was included and was submitted on January 5, 2026.

Community Input

No adjacent property owners attended the Code Enforcement Hearings.

Budget / Staff Impact:

If the Resolution is approved, the City could receive \$1,000, which is enough to recover the City's 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 26-19
- Fine Reduction Application