



City of Eustis

Code Enforcement Department

P.O. Drawer 68 Eustis, Florida 32727-0068 (352) 483-5464

March 17, 2023

Case #23-00136

Montgomery Street Homes II LLC
1603 Orrington Avenue 13th Floor
Evanston, IL 60201

Certified Mail #7020 0090 0001 2829 3021
POSTED ON MARCH 17, 2023

RE: Notice of Violation/Hearing for property located at:

626 EAST WASHINGTON AVE, EUSTIS, FL

Alternate Key #1189969

Parcel No. 11-19-26-0100-094-00100

Legal Description: EUSTIS N 70 FT OF LOTS 1, 2, 3, 4 BLK 94 PB 1 PG 79 ORB 6027
PG 1865

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the property identified above has been found in violation of the following City code(s): You are hereby directed to take immediate action(s) to remedy the violation(s) by the Compliance Date listed in this Notice.

Section 118-2 FBC, Section 105.1 Permits Required: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Section 50-26 IPMC Section 102.5 Workmanship: Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner (executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work) and installed in accordance with the manufacturer's installation instructions.

Violation:

- 1) Repairs made to the unsafe exterior deck on the south side of the building without a permit.
- 2) Repairs were not executed in a workmanlike (skilled) manner.

Corrective Action Required:

Have a licensed contractor obtain a permit from the Eustis Building Department and complete one of the following:

- 1) Repair the deck in accordance with the Florida Building Code, or
- 2) Replace the deck.

The Building Department is located at 111 E. Orange Avenue, Eustis, and their telephone number is (352) 483-5462.

Notice: Failure to comply by **April 3, 2023** will result in the case going before the Eustis Code Enforcement Board or Special Magistrate on **Monday, April 10, 2023 at 3:00 P.M. in the City Commission Chambers located in City Hall at 10 N. Grove Street.** At the Hearing, the Board or Special Magistrate will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the Board Hearing.

It is the responsibility of the property owner or violator to notify the code inspector when the property is ready to be re-inspected. To request a re-inspection or if you have any questions about what is required to bring the property into compliance, please call (352) 483-5464 or email codeenforcement@ci.eustis.fl.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Martin", with a long, sweeping underline.

Eric Martin
Code Enforcement Supervisor

cc: File