



CODE ENFORCEMENT BOARD  
CITY OF EUSTIS  
STATE OF FLORIDA

CASE #23-00136

IN THE MATTER OF: MONTGOMERY STREET HOMES II LLC  
1603 ORRINGTON AVENUE 13TH FLOOR  
EVANSTON, IL 60201

**ORDER OF ENFORCEMENT**

This cause having come before the Code Enforcement Board (Board) of the City of Eustis, Florida for a Violation Hearing on this 10th day of April, 2023, and the Board having heard the testimony of the respective parties, and/or evidence presented, does hereby make the following Finding of Fact, Conclusion of Law, and Order/Imposition of Fine as follows:

**FINDING OF FACT AND CONCLUSION OF LAW**

- 1) Notice was given as required by law.
- 2) The real property involved is legally described as: EUSTIS N 70 FT OF LOTS 1, 2, 3, 4 BLK 94 PB 1 PG 79 ORB 6027 PG 1865 (626 EAST WASHINGTON AVE, Eustis, FL) Parcel ID 11-19-26-0100-094-00100.
- 3) The violation continued beyond the time specified for correction.
- 4) Having heard the testimony and evidence presented, this Board finds that notice was given as required by law and that MONTGOMERY STREET HOMES II LLC did violate the following Section(s) of City Code, and by virtue of the facts set forth above this Order of Enforcement is hereby warranted:

SEE PAGE 2

**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.*

**ORDER / IMPOSITION OF FINE**

It is hereby ordered that **MONTGOMERY STREET HOMES II LLC** bring the property into compliance with City Code by taking the following corrective actions by **May 10, 2023**, or a fine of **\$250** per day of occurrence will be imposed.

**Corrective Action(s) 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.

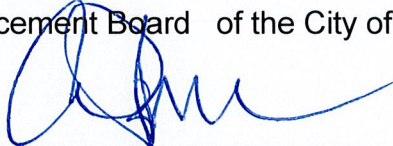
**CERTIFICATION OF VOTE**

The vote of the Code Enforcement Board regarding the Finding of Fact, Conclusion of Law, and Imposition of Fine:

<u>Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
Alan Paczkowski	x		
Stephanie Carder	x		
George Asbate	x		
Karen Sartele	x		
Richard Bartzler	x		
Ryan Benaglio	x		
Bradley Shelley	x		

**DONE AND ORDERED THIS 10TH DAY OF APRIL, 2023.**

Code Enforcement Board of the City of Eustis, Florida

By:   
 Alan Paczkowski, Chairperson

**CERTIFICATION OF SERVICE**

I hereby certify that a copy of the foregoing order was mailed via First Class Mail to the violator at the address stated above on this 11th day of April, 2023.

  
 Alex Thomas, Board Clerk



# City of Eustis

## Code Enforcement Department

P.O. Drawer 68

Eustis, Florida 32727-0068

(352) 483-5464

April 11, 2023

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

**Re: Code Enforcement Case #23-00136  
626 EAST WASHINGTON AVE, EUSTIS, FL**

Dear Property Owner:

Enclosed is a copy of the Finding of Fact, Conclusion of Law, and Order/Imposition of Fine issued by the Code Enforcement Board on April 10, 2023.

When the property is in compliance with the Board's Order, immediately contact the Code Enforcement Office by phone at **(352) 483-5464** or by email at [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us) so that an inspection of the property may be conducted to close the case and to stop any possible accrual of daily fines.

If you wish to appeal the ruling of the Code Enforcement Board, you must file your appeal with the Lake County Circuit Court within 30 days of the date of this Order (Section 162.11, Florida Statutes).

Your attention to this matter is required.

Sincerely,

Eric Martin  
Code Enforcement Supervisor  
(352) 483-5464

Enclosure: As stated

C: File

• Telephone: (352) 483-5464

• Fax: (352) 357-4177

• E-Mail: [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us)

• URL: <http://www.eustis.org>