

Case No. 21-00728



APPLICATION TO REQUEST A REDUCTION OF ACCRUED CODE ENFORCEMENT FINES

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT.

INSTRUCTIONS: Please complete both pages of this form. Be specific when writing your statement. **Please submit the completed notarized application** to the Code Enforcement office located at 51 East Norton Avenue, Eustis, FL, by U.S. Mail at P.O. Drawer 68, Eustis, FL 32727, or email to codeenforcement@ci.eustis.fl.us **no later than 5:00 p.m., Tuesday, September 2, 2025.**

APPLICATION BECOMES VOID IF NOT SUBMITTED BY DEADLINE,
UNLESS AN EXCEPTION IS MADE BY THE CITY.

If the completed form is received by the deadline, the request will be presented to the Code Enforcement Board (CEB) at the next regularly scheduled hearing on **September 8, 2025 at 3:00 p.m. in the City Commission Chambers located in City Hall at 10 North Grove Street.**

SUBMITTAL OF THIS APPLICATION IS NOT A GUARENTEE THAT THE CEB WILL APPROVE

Your attendance is highly recommended. If you fail to attend, the Board may act solely on the presentation by the Code Enforcement Officer.

If the CEB approves the reduction request, the CEB's recommendation will be submitted to the City Commission for approval at their next scheduled meeting before taking effect.

If you have any questions, please call the Code Enforcement Office at (352) 483-5464 or email codeenforcement@ci.eustis.fl.us.

Buyer/Seller Name: Alana Quist Phone: 352 782 8503
Address: 430 W Charlotte Ave E-mail: alanaqu@gmail.com
City: EUSTIS FL 32756 State: FL Zip: 32756

If the property owner is unable to complete this form, list name of person who is authorized to act for the Property Owner and their relationship. _____

Address or location of property where violation exists: 430 W. Charlotte Ave

21-00728 Total Fine: \$657,685
as of 3-31-25

What reduction amount are you requesting: \$ 87.00

On Page 2, explain (in detail) the reason for requesting a reduction of fine and reason original compliance date was not met.

PLEASE NOTE: ENSURE YOUR POSITION IS CLEARLY STATED HEREIN, AS THE BOARD IS NOT OBLIGATED TO HEAR YOUR TESTIMONY AT THE HEARING.

I, Alaina Quist do hereby submit this Application for Reduction of Code Enforcement Fine, and in support offer the following statement:

Also I would like to add that several times I had tenants that turned into squatters & people who just moved into my house when I was gone robbing me blind of all the inventory from my side business & destroying my property. These people have destroyed my life & I just want to get away from them & start over somewhere else. Thank you

(Additional pages may be added if needed) See additional pages

Date: August 25, 2025

State of Florida

County of Lake

Signed:

Print Name:

Alaina Quist

Personally appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Alaina Joyce Quist who first being sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and have each produced a Florida driver's license as identification and did take an oath.

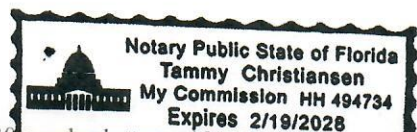
Date: 8.25.2025

J. Ct.

Notary Public

My Commission Expires: 2.19.2028

Drivers License No. Q226 885-06-400-0



August 25, 2025

City of Eustis Code Enforcement Division

10 North Grove Street
Eustis, FL 32726

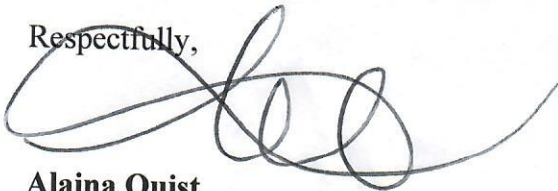
**Subject: Request for Reduction of Code Enforcement Fines – 430 W. Charlotte Avenue,
Eustis, FL 32726**

To Whom It May Concern,

My name is **Alaina Quist**, and I am the owner of the property located at 430 W. Charlotte Avenue, Eustis, Florida. I am writing to respectfully request the City's consideration for a reduction of the fines assessed against this property. Over the past several years, I have faced significant personal hardships that made it extremely difficult to maintain the property to the City's standards. I suffer from serious health issues and a documented disability that has impacted on my ability to keep up with the physical demands of upkeep and repair. In addition, I endured spousal problems and multiple law enforcement interventions that were necessary to resolve a difficult and ultimately harmful marriage. These personal and medical challenges left me unable to properly care for the home, despite my best intentions.

At present, I have sold the property to Cam Pros LLC, who will ensure that all code violations are fully corrected in compliance with City requirements. Considering my circumstances and in the interest of allowing for a fair resolution, I respectfully request that the fines be reduced to six percent (6%) of the agreed sale price, with payment to be made at closing scheduled on or before September 9, 2024. This resolution would bring closure to a difficult period in my life while ensuring that the property is restored for the benefit of the neighborhood and the City of Eustis.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Alaina Quist', with a large, stylized flourish extending from the end of the signature.

Alaina Quist

Owner – 430 W. Charlotte Avenue
Eustis, FL 32726