

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](mailto: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](mailto:codeenforcement@ci.eustis.fl.us).

Buyer/Seller Name: CAM PROS, LLC Phone: 321-234-2317  
Address: 1800 POMBROOK DRIVE STE 300 E-mail: CAMPROSLCC@GMAIL.COM  
City: ORLANDO State: FL Zip: 32810

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. CAM PROS LLC IS THE BUYER

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: \$ 8700.00

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

PLEASE ACCEPT OUR RESPONSE TO THIS MATTER. IF YOU HAVE ANY OTHER QUESTIONS PLEASE FORWARD FOR AN IMMEDIATE REPLY.

(SEE ATTACHED)

LETTER

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

Date: August 25, 2025

Signed: \_\_\_\_\_

State of Florida

Print Name: \_\_\_\_\_

County of Orange

Personally appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Keith LaPrade 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.

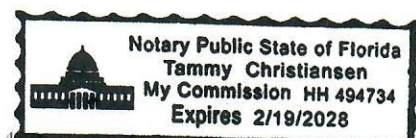
Date: 8-25-2025

J. G. Ct.

Notary Public

My Commission Expires: 2-19-2028

Drivers License No. L163-500-67-344-0



**Cam Pros LLC**

1800 Pembroke Drive, Suite 300

Orlando, FL 32810

Phone: 321-467-7767

Email: camproslc@gmail.com

Website: cam-pros.org

Date: 8-25-2025

**City of Eustis Code Enforcement Division**

10 North Grove Street

Eustis, FL 32726

**Subject: Request for Fine Reduction – 430 Charlotte Avenue, Eustis, FL**

To Whom It May Concern,

Cam Pros LLC, a certified Service-Disabled Veteran-Owned Small Business (SDVOSB), has assumed ownership of the property located at 430 Charlotte Avenue, Eustis, FL. The contract is executed and you have a copy and scheduled to close on or before the 9-9-2025. We respectfully request consideration for a reduction of fines associated with this property, as our firm has taken full responsibility for correcting all outstanding code violations. All necessary repairs, renovations, and updates will be completed in strict compliance with the City of Eustis building codes, Florida Building Code (FBC), and applicable zoning requirements. Furthermore, our approach ensures that the finished work will not only meet safety and structural standards but will also contribute positively to the aesthetic character of the surrounding neighborhood.

Our project management team has developed a corrective action plan that emphasizes both compliance and long-term quality. Cam Pros LLC is committed to coordinating with city inspectors at each stage of the process, ensuring transparency and accountability. Our goal is to deliver a fully compliant, visually appealing, and safe residence that enhances the value of the property and aligns with the City of Eustis's vision for community improvement. We respectfully request that the city take these assurances into account when reviewing the reduction of fines for the prior resident, given that Cam Pros LLC has assumed full responsibility for remediation.

Respectfully submitted,

**Keith LaPrade**

**Jahn LaPrade**  
Project Manager  
Cam Pros LLC

Handwritten signature of Jahn LaPrade in black ink, written over a horizontal line.