



# City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: SEPTEMBER 18, 2025

RE: RESOLUTION NUMBER 25-74: REDUCTION OF FINE/RELEASE OF LIEN,  
430 WEST CHARLOTTE AVE  
CODE ENFORCEMENT CASE 21-00728

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## **Introduction:**

Resolution Number 25-74 approves a Code Enforcement Order reducing an unpaid code enforcement lien totaling \$743,185 to \$8,700 and releases the liens against 430 West Charlotte Avenue, 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:

- No payment shall be due, and the City shall promptly release the lien; or
- Full payment (\$743,185) remains due and payable to the City; or
- The lien shall be reduced to \$ \_\_\_\_\_, if said payment is received by the City within \_\_\_\_\_ days from the effective date of this Resolution. Failure to comply results in this compromise being null and void, and the original lien amount being immediately reinstated in full.

## **Recommended Action:**

The administration recommends approval of Resolution Number 25-74.

## **Background:**

### **Code Board Action:**

On September 8, 2025, the Code Enforcement Board reviewed a fine reduction request submitted by Alaina J. Quist (seller) and Keith LaPrade with Cam Pros LLC (buyer), who have entered into a sales contract for the property. The application requested that the accrued fines be reduced to \$8,700, representing approximately 6% of the \$145,000 purchase price. After considerable discussion, the Board reluctantly approved the request and passed a motion to reduce the fines, subject to the following conditions:

- Approval from the City Commission; and
- Payment be made within 30 days of City Commission approval

## **Property History:**

Alaina J. Quist obtained title to the property in 2013 and established it as her homestead in accordance with Florida Law. In 2016, the city received its first complaint regarding the property. This was the first of 50 complaints documented over a nine-year period, which have resulted in 31 code violations, 182 inspections, 368 case logs, 38 notices issued, and 11 Code Enforcement Board hearings—collectively consuming approximately 170 staff hours and generating more than \$6,900 in administrative costs.

Over this same period of ownership, the Eustis Police Department responded to 227 calls for service, further illustrating the ongoing strain the property has placed on City resources.

At present, the property remains out of compliance. Given the long history of violations and the continued impact on City resources, staff and the Board have concluded that a transfer of ownership represents the most effective means of resolving the outstanding violations and eliminating the negative impacts on the surrounding neighborhood.

## **Violation History**

Case 16-01216: No fines imposed.

Violation: Objects or items and accumulations placed or left outdoors.

Violation: Open trailer loaded with debris, equipment or other materials is not screened from view

Case 19-00905: No fines imposed.

Violation: Objects or items and accumulations placed or left outdoors.

Case 20-00004: No fines imposed.

Violation: Overgrown grass.

Violation: Objects or items and accumulations placed or left outdoors.

Case 20-00069: No fines imposed

Violation: Windows boarded up on occupied residential building.

Case 20-00253: No fines imposed

Violation: Inoperative vehicle without a current valid license tag stored on property.

Case 20-01278: \$1,050 fine imposed (not subject to this reduction)

Violation: Objects or items and accumulations placed or left outdoors.

Case 20-01282: No fines imposed

Violation: Open utility trailer is not parked behind the building frontage.

Violation: Open trailer loaded with debris, equipment or other materials is not screened from view.

Case 21-00025: No fines imposed.

Violation: Airtight appliance (refrigerator) discarded outdoors with doors still attached.

Case 21-00229: No fines imposed

Violation: Dwelling occupied without being properly connected to a public water system. Water service has been disconnected due to nonpayment.

Case 21-00728: \$743,185 fine imposed (\$500 per day from 8-24-21 to 9-18-25).

Repeat Violation: Objects or items and accumulations placed or left outdoors.

Case 21-00768: \$300 fine imposed (not subject to this reduction)  
Airtight appliance (refrigerator) discarded outdoors with doors still attached.

Case 21-00769: No fines imposed  
Violation: Overgrown grass

Case 21-01040: No fines imposed  
Airtight appliance (refrigerator) discarded or abandoned outdoors with doors still attached.

Case 23-00137: No fines imposed  
Violation: Unsafe electrical equipment caused by tampering with the electrical meter.

Case 23-00456: No fines imposed  
Violation: Waste receptacles not placed at the curbside for collection (sanitary nuisance).

Case 23-00570: No fines imposed  
Violation: Enclosed utility trailer stored, left or abandoned in the Charlotte Avenue public right-of-way.

Case 23-00697: No fines imposed  
Violation: Airtight appliances (washer and dryer) discarded or abandoned outdoors with doors still attached.

Case 23-00898: No fines imposed  
Violation: Accumulation of dead tree branches on the property.  
Violation: Two open trailers loaded with debris, equipment or other materials not screened from view

Case 24-00407: No fines imposed  
Violation: Single family residential dwelling is unsafe and unfit for human occupancy due to no approved electrical service. Duke disconnected service at the pole due to nonpayment and meter tampering.

Case 24-00537: No fines imposed  
Violation: Utility trailer not parked behind the building frontage.

Case 24-00941: No fines imposed  
Violation: Airtight appliance (clothes dryer) discarded or abandoned outdoors with doors still attached.

Case 24-00069: No fines imposed  
Violation: Dwelling occupied without being properly connected to a public water system.  
Violation: Dwelling occupied without electrical service.  
Violation: More than 6 unrelated people living in the single-family dwelling.

Case 25-00674: No fines imposed  
Violation: Dwelling occupied without being properly connected to a public water system.  
Violation: Dwelling occupied without electrical service.

### **Community Input**

No adjacent property owners attended the Code Enforcement Hearings, but the Code Department has received an abundance of complaints from surrounding residents.

### **Budget / Staff Impact:**

If the Resolution is approved, the city could receive \$8,700, which exceeds the Code Departments administrative costs.

**Reviewed By:**

Jon Fahning, Captain

**Prepared By:**

Eric Martin, Code Enforcement Supervisor

**Attachments**

- Resolution Number 25-74
- Fine Reduction Applications
- Sale Contract
- Code Enforcement Lien