

**RESOLUTION NUMBER 25-16**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; PROVIDING FOR A REDUCTION OF OUTSTANDING CODE ENFORCEMENT FINES AND RELEASE OF LIEN AGAINST 2850 SOUTH BAY STREET UPON FULL PAYMENT OF THE REDUCED FINE.**

**WHEREAS**, the City of Eustis, Florida established code enforcement fines against the following described property under Case Number 22-00270 against RaceTrac Petroleum, Inc, property owner, for failing to comply with City Ordinances:

FROM INTERSECTION OF S LINE OF SW 1/4 OF NE 1/4 OF NW 1/4 WITH W'LY R/W LINE OF SR 19 RUN N 02-27-0 W ALONG SAID W'LY R/W LINE A DIST OF 113.68 FT TO THE BEGINNING OF A CURVE CONCAVE TO THE E, HAVING A RADIUS OF 2917.93 FT, THENCE RUN N'LY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0-42-47 A DIST OF 36.32 FT FOR POB, THENCE CONT N'LY ALONG THE ARC OF THE PREVIOUSLY DESCRIBED CURVE, THRU A CENTRAL ANGLE OF 04-04-32 A DIST OF 207.56 FT TO THE BEGINNING OF REVERSE CURVE, CONCAVE TO THE W, HAVING A RADIUS OF 2811.93 FT, THENCE RUN N'LY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 01-32-38 A DIST OF 75.77 FT, THENCE RUN S 88-25-32 W 249.90 FT, S 0-37-23 W 287.37 FT, N 87-29-06 E 250.01 FT TO POB ORB 3873 PG 1151, and

**WHEREAS**, the City of Eustis, Florida, a Florida municipal Corporation, recorded a Code Enforcement Lien against the subject property on November 4, 2022, in Official Record Book 6049, Page 694, in the office of the Clerk of the Circuit Court, Lake County, State of Florida; and

**WHEREAS**, the property was in violation of city code for 413 days before being brought into compliance; and

**WHEREAS**, the daily fines accrued to \$103,250; and

**WHEREAS**, on January 6, 2025, Thomas R. Sullivan with GrayRobinson P.A. submitted an application requesting that the fines be reduced to \$2,500; and

**WHEREAS**, on January 14, 2025, the Code Enforcement Board approved the request and recommended that the City Commission reduce the fines to \$2,500 payable within 30 days.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Eustis, Florida, as follows:

**SECTION 1**

That the outstanding fine of \$103,250 assessed for Case Number 22-00270 shall be reduced to \$2,500 if the payment is received within 30 days of this action.

**SECTION 2**

That the recorded lien against the subject property shall be released if payment is received in accordance with Section 1 of this resolution.

**SECTION 3**

That this action shall become null and void if the reduced fine is not paid on or before March 8, 2025.

**DONE AND RESOLVED** this 20<sup>th</sup> day of March 2025, in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE  
CITY OF EUSTIS, FLORIDA**

\_\_\_\_\_  
Willie Hawkins  
Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 20<sup>th</sup> day of March 2025, by Willie Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

\_\_\_\_\_  
Notary Public - State of Florida  
My Commission Expires:  
Notary Serial No:

**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

## **CERTIFICATE OF POSTING**

The foregoing Resolution Number 25-16 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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Christine Halloran, City Clerk