



# City of Eustis

## Code Enforcement Department

P.O. Drawer 68

Eustis, Florida 32727-0068

(352) 483-5464

December 2, 2025

Jason Kirby  
1402 Morin Street  
Eustis, FL 32726

**Re: Final Notice**  
**1402 Morin Street, Eustis, FL**

Attention:

On September 19, 2025, you were notified by first class mail of continued non-compliance and the accrual of daily fines related to the following outstanding code violations:

Case #21-00851

Violation: Inoperative vehicle (Ford Explorer) without a current valid license tag stored, left or abandoned in the West Atwater Public Right of Way.

Corrective Action Required:

- 1) Repair and license the vehicle, or
- 2) Remove it from the public right of way, and
- 3) Store it within a garage or behind an opaque fence, wall or similar structure so it is completely screened from view from public property or another person's private property, or
- 4) Remove it from the property.

Case #22-00087

Violation: Failure to maintain the property and the adjoining public right-of-way between the property and the street free of excessive growths and accumulations as enumerated in Section 34-96.

Conditions:

- 1) Dead tree remains on property.
- 2) Accumulation of vegetation, weeds, plant matter, materials, trash, garbage, rubbish, or other waste materials on property and within adjoining public right-of-way.
- 3) Objects or items and accumulations placed or left outdoors that could become a breeding place for insects or vermin or cause unpleasant odors or which is unsightly and an eyesore from adjoining properties or from the public right-of-way.

Corrective Actions Required:

- 1) Remove the dead tree from the property; and

- 2) Clear the property and adjoining public rights-of-way of all excessive growths and accumulations as enumerated in Section 34-96.
- 3) Remove or properly store all items not intended for outdoor use, including but not limited to household furniture, appliances, and personal property; and/or
- 4) Eliminate or relocate any containers capable of collecting water by moving them indoors or removing them from the property; and/or
- 5) Remove and properly dispose of any accumulation of construction or demolition debris, trash, garbage, rubbish, or other materials.

Case #22-00087 (Cont.)

Violation: Trees, vines and shrubs or other vegetation protruding or overhanging the Atwater public right-of-way lower than 8 feet from the ground.

Corrective Action Required: Trim all trees, vines, and shrubs or any other vegetation so their branches are no lower than 8 feet above the adjacent public right-of-way.

Case 22-00162

Inoperative vehicles without a current valid license tag stored or abandoned on property (in the rear yard and in driveway) within view of public property or another person's private property.

Corrective Action Required:

- 1) Repair and license all vehicles, or
- 2) Remove them from the property (and driveway), or
- 3) Store them within a garage or behind an opaque fence, wall or similar enclosure so they are completely screened from view from public property or another person's private property.

Case 24-00835

Violation: Operating a vehicle repair and service facility, which is a commercial use, within a Suburban Residential Land Use District.

Corrective Action Required: Immediately cease all vehicle repair and service activity at the residential property and removal all customer related property from the premises.

Case #24-01020

Violation: Failure to dispose of solid waste, including but not limited to hazardous or industrial waste, for which collection and disposal services are not provided by the City or its franchisee.

Corrective Action Required:

Dispose of all exempt solid waste (i.e. oil, car parts, discarded tires, etc.) by taking it to an approved disposal facility such as the Lake County Landfill, located in Astatula, FL.

To date, the violations listed above have not been corrected, and cumulative fines have accrued to **\$444,450**. This letter serves as **Final Notice** to bring the property into compliance by completing the corrective actions described herein.

Failure to do so by **January 5, 2026** will cause the Code Enforcement Board or Special Magistrate to consider authorizing the City Attorney to take the following actions in accordance with Chapter 162 of the Florida Statutes, at their regularly scheduled meeting on **January 12, 2026** at **3:00 p.m.** in the City Commission Chambers located in City Hall at 10 North Grove Street, Eustis, FL:

- Petition the Circuit Court for an Order that is enforceable in the same manner as a court judgment, including execution and levy against the personal property of the violator, and/or.
- Sue to recover a money judgment for the amount of the lien plus accrued interest, and/or
- File a lawsuit action for permanent injunctive relief pursuant to Florida Statutes Section 60.05 to abate the nuisance as defined in Florida Statutes Section 823.05

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Please contact this Department by phone at (352) 483-5464, or email at [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us) once the property has been brought into compliance to schedule an onsite inspection.

Best Regards,



Eric Martin  
Code Enforcement Supervisor