

**RESOLUTION NUMBER 2026-33**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, PROVIDING FOR COMMISSION DETERMINATION OF A CODE ENFORCEMENT LIEN ON PROPERTY LOCATED AT 2024 DIXIE AVENUE; AUTHORIZING IMPLEMENTING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Eustis, Florida established code enforcement fines against the following described property under Case Number 11-00088 and 19-00835 against Sonya F. Young, previous property owner, for failing to comply with City Ordinances:

EUSTIS, ROSENWALD GARDENS LOTS 14, 15, 16 BLK 4 PB 5 PG 61 ORB 999 PG 2210, and

**WHEREAS, WHEREAS**, the City of Eustis, Florida, a Florida municipal Corporation, has recorded two Code Enforcement Liens against the subject property, totaling \$101,375; and

**WHEREAS**, the property was in violation of city code under Case 11-088 for 2004 days before being brought into compliance; and

**WHEREAS**, the property was in violation of city code under Case 19-00835 for 47 days before being brought into compliance; and

**WHEREAS**, On March 5, 2025, a Warranty Deed was recorded in public records transferring ownership of the property to Swiss Quality Investments, LLC; and

**WHEREAS**, on February 3, 2026, the new property owner submitted an application requesting that the fines be reduced to \$5,000 for Case 11-00088 and \$400 for Case 19-00835; and

**WHEREAS**, on November 10, 2025, the Code Enforcement Board reviewed the application and recommended that the City Commission reduce the accrued fines to administrative costs (\$1,600), payable within 30 days; and

**WHEREAS**, Section 162.09(3), Florida Statutes, provides that code compliance liens run in favor of the local governing body, and the local governing body may agree to satisfy or release code compliance liens; and

**WHEREAS**, the Attorney General has stated that after such liens have been recorded the local governing body, such as the City Commission, is vested with the authority to compromise, reduce, or satisfy said liens; and

**WHEREAS**, the City Commission in considering this matter may elect to compromise (including setting terms and conditions for said compromise), reduce, or satisfy said lien; and

**WHEREAS**, the Attorney General has concluded the local governing body, such as the City Commission, may delegate its authority to execute satisfactions or releases of code compliance liens so long as such delegation does not result in a complete divestiture of such liens to a private party; and

**WHEREAS**, the City Commission authorizes the City Manager to execute a release or satisfaction of lien, as may be appropriate and consistent with the City Commission’s decision to compromise, reduce, or satisfy said lien.

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

**Section 1. Recitals.** The above recitals are hereby adopted as the findings of the City Commission.

**Section 2. Implementing Actions.** The City Manager, or his/her designee, is hereby authorized to take all administrative actions necessary to effectuate the provisions of this Resolution, including execution of satisfactions or releases of lien, acceptance of payment, and the granting of one payment extension not to exceed thirty (30) days from the effective date of this Resolution. Any such actions shall be consistent with and limited to the determination of the City Commission as set forth herein.

**Section 3. Lien at Issue.** The City Commission has considered the code enforcement lien for Case Number 11-00088 and 19-00835 with a current outstanding amount of \$101,375.

**Section 4. Quasi-Judicial Determination.** The City Commission, having considered the recommendation of the Code Enforcement Board, and any evidence and testimony presented at hearing, hereby makes the following determination regarding the code enforcement lien in the amount of \$101,375 recorded against the subject property:

- The lien shall be reduced to \$1,600, consistent with the Board’s recommendation, payable within thirty (30) days of the effective date of this Resolution, unless otherwise extended by the City Manager in accordance with Section 2; or
- The lien shall be reduced to \$ \_\_\_\_\_, payable within \_\_\_\_ days of the effective date of this Resolution, unless otherwise extended by the City Manager in accordance with Section 2; or
- The lien shall remain in the full amount of \$101,375, due and payable to the City; or
- No payment shall be due, and the lien shall be released.

**Section 5. Enforcement.** Failure to comply with the terms of the City Commission’s determination shall result in the lien being immediately reinstated in its full original amount.

**Section 6. Effective Date.** This Resolution shall take effect immediately upon its adoption by the City Commission.

**DONE AND RESOLVED** this 19th day of March 2026, in regular session of the City Commission of the City of Eustis, Florida.

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

\_\_\_\_\_  
Emily A. Lee  
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 19<sup>th</sup> day of March 2026, by Emily A. Lee, 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 for the use and reliance of the Eustis City Commission.

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

\_\_\_\_\_  
Date

**CERTIFICATE OF POSTING**

The foregoing Resolution Number 2026-33 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.

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