



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: Eustis City Commission

FROM: Rick Gierok, Interim City Manager

DATE: March 19, 2026

RE: Resolution Number 2026-33: Reduction of Fine/Release of Lien for 2024  
Dixie Avenue, Code Enforcement Cases 11-00088 and 19-00835

## **Introduction:**

Resolution Number 2026-33 approves a Code Enforcement Order reducing two outstanding code enforcement liens totaling \$101,375 to \$1,600 and releases the liens against 2024 Dixie 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:

- The liens shall be reduced to \$ \_\_\_\_\_, payable within \_\_\_\_ days of the effective date of this Resolution; or
- The liens shall remain at the full amount of \$101,375, due and payable to the City; or
- No payment shall be due, and the liens shall be released.

## **Recommended Action:**

The administration recommends approval of Resolution Number 2026-33.

## **Background:**

### **1. Code Board Action:**

On February 9, 2026, the Code Enforcement Board reviewed a fine reduction request submitted by Achim Oberhaensli of Swiss Quality Investments, LLC, the new owner of 2024 Dixie Avenue. The requests were as follows:

Case 11-00088: Request to reduce the \$100,200 fine to \$5,000

Case 19-00835: Request to reduce the \$1,174 fine to \$400

The Board considered the application and, after hearing testimony from Mr. Oberhaensli, voted to reduce the fines associated with Case 11-00088 to \$1,200 and Case 19-00835 to \$400, subject to approval by the City Commission.

### **2. Property History**

The subject property was originally owned by Sonya F. Young, who passed away on April 4, 2022. Upon her passing, ownership of the property was transferred through probate proceedings to her mother, Artlee Robins, on April 10, 2023.

Ms. Robins subsequently conveyed the property to Swiss Quality Investments, LLC by Warranty Deed on February 26, 2025.

On March 5, 2025, Achim Oberhaensli made initial contact with the Code Department to report that he had acquired the property and to inquire about the steps necessary to have the liens released. He was advised that the property and the residential structure had been neglected for an extended period of time and that, once both were brought into compliance with the City Code, the fine reduction process could begin.

On April 21, 2025, Eric Martin, Code Enforcement Supervisor, and Rob Harper, Building Official, conducted a walkthrough of the structure with Mr. Oberhaensli to assess its condition. Following the inspection, the Building Official advised that a structural assessment would be required prior to the issuance of any repair permits.

On August 1, 2025, Mr. Oberhaensli contacted the Code Department to report that he had obtained the required structural assessment and repair plan and that a licensed contractor would be submitting a permit application. He again inquired about initiating the fine reduction process. He was advised that a fine reduction application would be provided once the permit was obtained and all required inspections were completed, and the permit was finalized and closed out.

On September 9, 2025, a building permit was issued Mickey Pederson, State Certified Building and Roofing Contractor.

On November 21, 2025, Carolina Oberhaensli contacted the Department asking for the procedure to request a reduction of the accrued code enforcement fines. A few days later, Mr. Oberhaensli was observed working at the property. He was told that a fine reduction application would be provided once all repairs to the building were completed.

On January 30, 2026, Carolina Oberhaensli contacted the Department again to inquire about the 2026 Code Enforcement Board meeting schedule. At that time, it was discovered that all required inspections had been completed as of December 9, 2025. Therefore, a fine reduction application was provided, and it was submitted for processing the following day.

**Community Input:**

No adjacent property owners attended the Code Enforcement Hearings.

**Budget / Staff Impact:**

If the Resolution is approved, the City could receive \$1,600, which would recover the City's administrative costs incurred in bringing the property into compliance with City Code.

**Reviewed By:**

Craig A. Capri, Chief of Police  
Jon Fahning, Captain  
Miranda Burrowes, Deputy City Manager

**Prepared By:**

Eric Martin, Code Enforcement Supervisor

**Attachments:**

- Resolution Number 2026-33
- Fine Reduction Application