



# City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: FEBRUARY 2, 2023

RE: RESOLUTION NUMBER 25-69: REDUCTION OF FINE/RELEASE OF  
LIEN 926 NORTH BAY STREET, CODE ENFORCEMENT CASE 21-  
00845

## **Introduction:**

Resolution Number 25-69 approves a Code Enforcement Order reducing outstanding code enforcement fines from their current amount of \$55,250 to \$20,000 and releases the lien against 926 North Bay Street 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 (\$55,250) 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 25-69.

## **Code Board Action:**

On August 11, 2025, the Code Enforcement Board reviewed an application for a fine reduction submitted by Shree Sadashiv, Inc., owner of 926 North Bay Street. The Board approved the applicants' request to reduce the accrued fines to \$20,000 payable within 30 days, or the original full fine imposed shall become due.

## **Case History:**

On October 4, 2021, the Code Department received a complaint about a driveway that was being constructed at the rear of the Budget Inn Motel property without a permit. An Inspector responded and advised both the property owner and the concrete contractor of permit requirements. As the concrete pour was nearly complete at the time of inspection, a stop work order was not issued.

On October 18, 2021, a permit application was submitted to the Building Department. It was not processed because the Contractor did not provide a site survey as required.

On December 1, 2021, the Code Department issued a Notice of Violation and Order to Correct to Shree Sadashiv, Inc. requiring that a permit be obtained by January 5, 2022.

On December 10, 2021, a new application was submitted to the Building Department.

On January 5, 2022, a survey was submitted; however, the application was denied by the Planning Department due to the lack of a clear site plan showing the dimensions, square footage, and location of the new driveway.

On January 31, 2022, a Notice of Violation/Hearing was issued because a permit had not been obtained, as required. The Notice required the permit be obtained by March 7, 2022, or the Case would go before the Code Enforcement Board on March 14, 2022.

On March 14, 2022, the Eustis Code Enforcement Board issued an Order of Enforcement requiring the permit be obtained by April 13, 2022, or a fine of \$50 per day of non-compliance would be imposed. No Representative from the property was present at the Hearing.

On April 11, 2022, Smitaban Patel visited the Code Department to discuss the Order of Enforcement issued to the Motel. She was referred to the Planning Department, which requires a site plan as part of its permit review and approval process.

On April 19, 2022, a Notice of Hearing for certification of noncompliance and assessment of fine, scheduled for May 9, 2022, was mailed to Shree Sadashiv Inc.; no representative of the Motel attended the Hearing.

On May 11, 2022, the Order Imposing Fine was mailed to Shree Sadashiv Inc. with a cover letter stating if compliance was not obtained by June 8, 2022, the Order would be recorded in public records constituting a lien against the property.

On June 1, 2022, Smitaban Patel returned to the Code Department and spoke with the Deputy Director of Development Services, who advised that a current site survey is required to ensure the property has not exceeded its maximum impervious ratio. For the next couple of months, numerous communications were held with Ms. Patel regarding the status of the survey

On September 9, 2022, the Order Imposing Fine was recorded in public record in public record as a lien against the property.

On September 7, 2023, the Code Department mailed a letter to Shree Sadashiv Inc. notifying them of the unresolved violation and advising that daily fines had accrued to \$25,500.

On October 12, 2023, a third permit application was submitted to the Building Department. Like the previous two submissions, it was denied due to the absence of a site survey.

On November 7, 2024, the Code Department mailed another letter advising that daily fines have accrued to \$46,800 due to continued non-compliance.

On April 3, 2025, a fourth permit application was submitted to the Building Department and a permit was finally issued on April 24, 2025.

**Community Input**

No adjacent property owners attended the Code Enforcement Hearings, but this violation was the direct result of a citizen complaint.

**Budget / Staff Impact**

If the Resolution is approved, the City could receive \$20,000, which exceeds the City's Administrative Costs.

**Reviewed By:**

Craig A. Capri, Chief of Police

**Prepared By:**

Eric Martin, Code Enforcement Supervisor

**Attachments**

- Resolution Number 25-69
- Fine Reduction Application