



City of Eustis

Development Services Department

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

TO: EUSTIS CITY COMMISSION

FROM: RONALD R. NEIBERT, CITY MANAGER

DATE: SEPTEMBER 17, 2020

RE: PROPOSED SALE OF CITY-OWNED PROPERTY -110 W. WOODWARD AVE. (AK 1631360)

Introduction:

The purpose of this agenda item is to seek confirmation from the Commission regarding intended action by the City Manager related to sale of City-owned property.

Recommended Action:

No action is required, but the City Commission should either confirm the actions proposed by the City Manager or redirect.

Background:

On November 9, 2015, the Eustis Code Enforcement Board issued a Demolition Order for an unsafe single-family dwelling located at 110 West Woodward Avenue. Previously, the Board authorized the City Attorney to begin foreclosure proceedings against this property for unpaid code fines. However, while preparing the action for City Commission approval it was discovered that the property had over \$11,000 in unpaid taxes that the City would have had to pay in order to obtain clear title to the property.

Rather than pay the delinquent taxes, which were well in excess of the Lake County Property Appraiser's assessed value (\$5,346.00), the City opted to demolish the unsafe structure and wait to see if the property would escheat to Lake County for unpaid taxes. In June 2016, the unsafe structure was demolished by a contractor on behalf of the City. Costs to the City including asbestos survey and demolition totaled \$3,768.00

On March 6, 2020 Lake County acquired the property at 110 West Woodward Avenue via tax escheatment. Lake County then donated the unencumbered property to the City of Eustis on April 21, 2020. As the property is located adjacent to the Hayes Bros. Funeral Home overflow parking area, Messrs. Hayes had previously expressed interest in the property and have been maintaining the lot. Development Services contacted them on May 11, 2020 to inquire as to their interest in acquiring the property. Messrs. Hayes have made an offer to purchase the property for \$3,000.00, and have agreed to pay closing costs. (See Exhibit A).

Intended Action:

Unless directed otherwise, the City Manager intends to proceed with the sale and purchase of the property at 110 West Woodward Avenue.

Considerations:

- The City would recover the majority of the costs for demolition of the previously existing unsafe structure.
- The property would return to the City's tax rolls.

Prepared by:

Lori Barnes, AICP, Development Services Director

Exhibit A

CENTRAL CHAPEL
28 WEST WOODWARD AVENUE
EUSTIS, FL 32727

ALTA MONTE SPRINGS CHAPEL
241 O'BRIEN ROAD
FEEN PARK, FL 32730



LICENSED FUNERAL DIRECTORS
Tommy L. Hayes, II
Maurice J. Hayes
Lamika L. Caldwell

LICENSED PRE-AGEED CONSULTANT
Donald E. Hayes, Sr.

August 22, 2020

Eric Martin
City of Eustis
Post Office Box 68
Eustis, Florida 32727

RE: LEGAL DESCRIPTION
EUSTIS W 19.3FT OF LOT 2.E 13.7FT OF LOT 3
ALTERNATE KEY 1631360

Dear Mr. Martin:

This letter is in response to your letter dated May 5, 2020 which concerns the property at 110 W. Woodward Avenue.

We would like to be considered for the purchasing of said lot. Over the last three years, we have maintained the property at our expenses. This has been for the benefit of the neighborhood and our community.

It is an offer from Hayes Brothers Funeral Home, Inc of \$3,000.00 for the purchasing of the lot at 110 W. Woodward Avenue, Lake County, Florida; pursuant to documentation to support that all past taxes have been completely satisfied. Thus, we would like to close by October 1, 2020.

Sincerely,

Donald E. Hayes, Sr

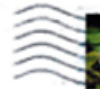
Tommy L. Hayes, III



www.hayesbrofunerals.com



ORLANDO, FL 328
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City of Eustis
ATTN: Eric Martin
P.O. Drawer 68
Eustis, FL 32727