



City of Eustis

Code Enforcement Department

P.O. Drawer 68

Eustis, Florida 32727-0068

(352) 483-5464

January 21, 2026

Case #25-01078

Florida Binsness LLC
33536 E. Lake Joanna Drive
Eustis, FL 32736

Certified Mail #9589 0710 5270 1606 7796 25
POSTED OR HAND DELIVERED ON JAN. 21, 2026

RE: Notice of Violation/Hearing for property located at:

2044 E. ORANGE AVENUE, EUSTIS, FL

Alternate Key #1792941

Parcel No. 12-19-26-3601-000-00000

Legal Description: EUSTIS, MARSHELL'S REPLAT FROM NE COR OF LOT 1 BLK 2 ERWIN'S SUB RUN N 89-42-40 E PARALLEL WITH CENTER LINE OF ORANGE AVE 185.45 FT FOR POB, RUN N 89-42-40 E 112.14 FT, S 0-13-20 E 140 FT, S 89-42-40 W 112 FT, N TO POB PB 17 PG 14 ORB 6288 PG 2491

Attention:

YOU ARE HEREBY NOTIFIED that the property identified above is in violation of the following City code(s). You are directed to take immediate action to correct the violation(s) by the Compliance Date listed in this Notice.

Section 102-9 Development approval required: Development approval must be obtained prior to the development of land within the jurisdictional limits of the city, excepting single-family and two-family projects; in accordance with and pursuant to one or more of the following approval processes:

(1) Appeals, (2) Annexation; (3) Comprehensive plan amendment, (4) Design district amendment; (5) Administrative site plan; (6) Development plan; (7) Site plan and preliminary plat; (8) Final engineering plans/construction plan; (9) Site development permit; (10) Modifications to approved PUD overlay, development plan, final engineering and construction plan, site plan/preliminary plat, final plat; (11) Extension of time; (12) Final plat; (13) Minor replat, lot split, lot line deviation (14) Gated communities; (15) PUD overlay; (16) Conditional use or conditional use modification; (17) Variance (major or minor); (18) Vacation

Section 100-1 Definitions:

Development. Any building activity or other activity that makes any material change in the use of the land or any structures situated upon the land, or the dividing of land into two or more parcels.

(1) Development for the purposes of this land development regulation shall include, but is not limited to, the following activities and uses:

a. A reconstruction or alteration of the size of a structure on land.

b. A change in the intensity of use of land, such as an increase in the number of dwelling units in

a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.

c. Alteration of a shore or bank of a river, stream, lake, pond, or canal, and alteration of topography which affects the flow of surface water or ground water.

d. Commencement of drilling, except to obtain soil samples, or excavation on a parcel of land.

e. Demolition of a structure.

f. Clearing of land as an adjunct of construction.

g. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

Development Activity. Any activity, excluding normal day-to-day maintenance, which alters the natural state or topography of the land. These activities include, but are not limited to, clearing, grubbing; clear cutting, strip clearing, grading, construction, installation, removal or demolition of a structure, unless for an agricultural use.

Violation: *Fenced outdoor storage area constructed on property. This development is a material change in the use of the land and requires a development approval.*

Corrective Actions Required:

- 1) Submit a development application to Development Services in accordance with Sec. 102.11; or
- 2) Remove the fencing that created the outdoor storage area.

Section 110-5.7(h) Fences: (h) Barbed wire shall be permitted in association with fences as follows:

1. In association with bona-fide agricultural uses;
2. In Conservation (CON) land use districts;
3. In General Industrial (GI) land use districts atop fences 6-feet or taller;
4. On properties where an Industrial Building Lot or Industrial Complex lot typology has been approved via Development Plan, Site Plan, or Preliminary Subdivision Plat atop fences 6-feet or taller;
5. On properties containing water/wastewater treatment plants or electric substations atop fences 6-feet or taller;
6. On properties with barbed wire fencing installed prior to December 15, 2016, which, upon administrative verification by Development Services, shall be deemed legally non-conforming and shall be permitted to be repaired or replaced as needed.

Violation: *Use of barbed wire on top of the chainlink fenced that was installed to create the outdoor storage area.*

Corrective Actions Required: Remove the barbed wire from the chainlink fence.

Section 82-92 Private driveways aprons connected with paved streets to be hard surfaced:

(a) As of February 15, 2001, it shall be unlawful for any person to use, or cause to be used, any portion of the public right-of-way to access private property unless a permitted driveway apron of

concrete or other hard surface material, is constructed in accordance with the City of Eustis Engineering & Design Standards. However, occasional use of the public right-of-way to access private property without an improved driveway apron; if such use intensifies to the extent that the public right-of-way is damaged, a permitted driveway apron will be required, or the use abandoned and the affected area restored in accordance with Section 82-130 of this Code.

(b) Properties with new access or use initiated no earlier than February 15, 2001, are ordered and required to pave driveway aprons with concrete or other hard surface material in accordance with the City of Eustis Engineering & Design Standards, within the allotted time after being served with a written notice requiring and ordering such construction, which notice shall be ordered served via established code enforcement procedure. If the owner fails or refuses to construct or hard surface the private driveway apron, the city shall cause the driveway apron to be so constructed, paying the expense, which expense shall be a lien upon the real estate abutting upon or adjoining the improvement or private driveway and paved street, and shall be enforced in the same manner as other liens.

Violation: *A portion of the Ohio Boulevard public right-of-way is being used to access the newly constructed fenced outdoor storage area without the installation of an approved driveway apron constructed of concrete or another hard-surface material acceptable to the City Engineer.*

Corrective Actions Required: If development approval is granted for the fenced outdoor storage area, obtain a permit from the Eustis Building Department and install an approved driveway apron between the paved portion of the right-of-way and the property line in accordance with City standards.

Notice: Failure to comply by **March 2, 2026** will result in the case going before the Eustis Code Enforcement Board or Special Magistrate on **Monday, March 9, 2026 at 3:00 P.M. in the City Commission Chambers located in City Hall at 10 N. Grove Street.** At the Hearing, the Board or Special Magistrate will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the Board Hearing.

It is the responsibility of the property owner or violator to notify the Code Inspector when the property is ready for re-inspection. To request a re-inspection, or if you have any questions regarding the requirements to bring the property into compliance, please call (352) 483-5464 or email codeenforcement@ci.eustis.fl.us.

Sincerely,



Eric Martin
Code Enforcement Supervisor

cc: File