



City of Eustis

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

TO: EUSTIS CITY COMMISSION
FROM: TOM CARRINO, CITY MANAGER
DATE: MARCH 6, 2025
RE: RESOLUTION NUMBER 25-11: REDUCTION OF FINE/RELEASE OF LIEN 1601 ORANGE DRIVE, CASE #19-00737

Introduction:

Resolution Number 25-11 has been revised and provides for the City Commission to consider a compromise regarding the reduction of fines recorded as a lien against 1601 Orange Drive. The remedies proposed by the City Attorney are as follows:

- No payment shall be due, and the City shall promptly release the lien; or
- Full payment (\$28,750.00) 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 25-11.

Recent Events:

On January 4, 2025, Resolution Number 25-11 came before the City Commission to approve a Code Enforcement Order reducing outstanding code enforcement fines from their current amount of \$28,750 to \$13,230. The Commission could not come to a consensus and tabled the matter per the City Attorney's recommendation.

Background

The City of Eustis recorded two code enforcement liens against 1601 Orange Drive because the previous owner failed to maintain the property in compliance with City Code. The City could not foreclose on the liens because the property had homestead protection status.

On December 12, 2023, the property was sold to Tributa Investment LLC at a tax deed sale, at which time the liens had accrued to \$95,350.

On December 20, 2023, the city received notice from the Clerk of the Circuit Court regarding available surplus funds associated with the tax deed sale. A claim was submitted to the Court and the city received \$66,578.11. It was used to fully satisfy the code enforcement lien for Case 19-00529. The remaining funds were applied to partially satisfy the fines for Case 19-00737.

On January 23, 2024, the Code Enforcement Department notified the new owner of the outstanding code violations on the property, which were quickly resolved in less than 30 days. The neglected single family residential dwelling was also completely renovated.

On November 8, 2024, the new property owner submitted a fine reduction application requesting that the remaining \$28,750 fine balance be reduced to \$0.

On December 9, 2024, the Code Enforcement Board reviewed and denied the applicants request but agreed to reduce the remaining fine balance to \$13,230, upon approval from the City Commission.

Community Input

No adjacent property owners attended the Code Enforcement Hearings.

Budget / Staff Impact:

Depending on direction from the City Commission, the City could receive an amount between \$0 and \$28,750 if approved.

Reviewed By:

Jon Fahning, Captain

Prepared By:

Eric Martin, Code Enforcement Supervisor

Attachments

- Resolution Number 25-11
- Fine Reduction Application
- Tax deed