

## RESOLUTION NUMBER 25-18

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; PROVIDING FOR A REDUCTION OF OUTSTANDING CODE ENFORCEMENT FINES AND RELEASE OF LIEN AGAINST REAL PROPERTY LOCATED AT 2260 SUANEE AVENUE UPON FULL PAYMENT OF THE REDUCED FINE.**

**WHEREAS**, the City of Eustis, Florida established code enforcement fines against the following described property under Case Number 24-00370 against Schwalm Holdings LLC, property owner, for failing to comply with City Ordinances:

ROSENWALD GARDENS LOTS 9, 10, W 1/2 OF LOT 11 BLK 7 PB 5 PG 61, and

**WHEREAS**, the City of Eustis, Florida, a Florida municipal Corporation, recorded a Code Enforcement Lien against the subject property on September 10, 2024, in Official Record Book 6395, Page 1823, in the office of the Clerk of the Circuit Court, Lake County, State of Florida; and

**WHEREAS**, the property was in violation of city code for 148 days before being brought into compliance; and

**WHEREAS**, the daily fines accrued to \$11,100; and

**WHEREAS**, on January 30, 2025, Brandyn Schwalm with Schwalm Holdings LLC submitted an application requesting that the fines be reduced to \$500; and

**WHEREAS**, on February 10, 2025, the Code Enforcement Board denied the request and recommended that the City Commission reduce the accrued fines to \$3,700, payable within 30 days.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Eustis, Florida, as follows:

### **SECTION 1**

That the outstanding fine of \$11,100 assessed for Case Number 24-00370 shall be reduced to \$3,700 if the payment is received within 30 days of this action.

### **SECTION 2**

That the recorded lien against the subject property shall be released if payment is received in accordance with Section 1 of this resolution.

### **SECTION 3**

That this action shall become null and void if the reduced fine is not paid on or before March 22, 2025.

**DONE AND RESOLVED** this 6<sup>th</sup> day of March 2025, in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE  
CITY OF EUSTIS, FLORIDA**

\_\_\_\_\_  
Willie Hawkins  
Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
Christine Halloran, City Clerk

**CITY OF EUSTIS CERTIFICATION**

**STATE OF FLORIDA  
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me, by means of physical presence, this 6<sup>th</sup> day of March, 2025, by Willie Hawkins, Mayor/Commissioner, and Christine Halloran, City Clerk, who are personally known to me.

\_\_\_\_\_  
Notary Public - State of Florida  
My Commission Expires:  
Notary Serial No:

**CITY ATTORNEY'S OFFICE**

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.

\_\_\_\_\_  
City Attorney's Office

\_\_\_\_\_  
Date

## **CERTIFICATE OF POSTING**

The foregoing Resolution Number 25-18 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

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Christine Halloran, City Clerk