



**APPLICATION TO REQUEST A REDUCTION OF ACCRUED CODE ENFORCEMENT FINE**

**BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT.**

INSTRUCTIONS: Please complete both pages of this form. Be specific when writing your statement. **Please submit the completed notarized application** to the Code Enforcement office located at 51 East Norton Avenue, Eustis, FL, by U.S. Mail at P.O. Drawer 68, Eustis, FL 32727, or email to [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us) **no later than 5:00 p.m., Monday, November 11, 2024.**

**APPLICATION BECOMES VOID IF NOT SUBMITTED BY DEADLINE, UNLESS AN EXCEPTION IS MADE BY THE CITY.**

If the completed form is received by the deadline, the request will be presented to the Code Enforcement Board (CEB) at the next regularly scheduled hearing on **November 12, 2024 at 3:00 p.m. in the City Commission Chambers located in City Hall at 10 North Grove Street.**

**SUBMITTAL OF THIS APPLICATION IS NOT A GUARENTEE THAT THE CEB WILL APPROVE**

**Your attendance is highly recommended. If you fail to attend, the Board may act solely on the presentation by the Code Enforcement Officer.**

If the CEB approves the reduction request, the CEB's recommendation will be submitted to the City Commission for approval at their next scheduled meeting before taking effect.

If you have any questions, please call the Code Enforcement Office at (352) 483-5464 or email [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us).

Property Owner Name: Tributor Investment LLC Phone: 786-216-6857  
Address: 7791 NW 46<sup>th</sup> ST, Suite 419 E-mail: gerard.zadra@gmail.com  
City: Doral State: FL Zip: 33166

If the property owner is unable to complete this form, list name of person who is authorized to act for the Property Owner and their relationship. \_\_\_\_\_

Address or location of property where violation existed: 1601 Orange Dr, Eustis FL  
Date violation brought into compliance: 07/12/19  
Date Code Enforcement Office called to request re-inspection: 01/23/24

Total Accrued Fine: \$28,750 What amount are you requesting: \$ 0

On Page 2, explain reason (in detail) the reason for requesting a reduction of fine and reason original compliance date was not met.

**PLEASE NOTE: ENSURE YOUR POSITION IS CLEARLY STATED HEREIN, AS THE BOARD IS NOT OBLIGATED TO HEAR YOUR TESTIMONY AT THE HEARING.**

I, Gerardo Zadra do hereby submit this Application for Reduction of Code Enforcement Fine, and in support offer the following statement:

Please explanation attached to this letter.

(Additional pages may be added if needed)

Date: 11/08/2024

Signed: \_\_\_\_\_

State of Florida

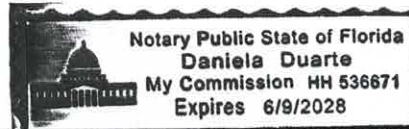
Print Name: \_\_\_\_\_

Gerardo Zadra on behalf of Tribute Investment LLC

County of Miami-Dade

Personally appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Gerardo Zadra who first being sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and have each produced a drivers license driver's license as identification and did take an oath.

Date: 11/8/24



Notary Public  
My Commission Expires:

Drivers License No. 2360 296783040

**Code Enforcement Office**

51 E Norton Ave  
Eustis, FL

**Date:** November 8, 2024

**Subject:** Application for Reduction of Code Enforcement Fine and Request for Lien Removal

**To Whom It May Concern,**

I, Gerardo Zadra, as manager and owner of Tributa Investment LLC, hereby submit this Application for Reduction of Code Enforcement Fine for the property located at 1601 Orange Drive, Eustis, FL. Attached to this letter, you will find the Sunbiz registration and ownership documentation for my company.

Tributa Investment LLC acquired the property at 1601 Orange Drive through a tax deed sale conducted by Lake County on December 12, 2023. The attached tax deed confirms our ownership and establishes that the property was purchased free and clear of any prior liens.

The property was sold by Lake County due to unpaid taxes. Since acquisition, we have ensured the property's full compliance with local regulations, brought it up to code, and cleared all debris to maintain it in good condition. While we were in the process of evicting the previous occupants, we received a notice regarding debris, issued to Tributa Investment LLC. We addressed and resolved this issue promptly upon completion of the eviction process. A copy of this notice is also attached for your reference.

Given these actions and the property's current compliance status, we respectfully request the removal of any existing lien and fine on the property, as it is now clean and in full compliance with code requirements. Additionally, we request a waiver of any remaining fines and the issuance of a verification letter confirming that the property is not in violation. This documentation is essential to complete the closing process with clear and compliant records.

Thank you for your attention to this matter. Please feel free to contact me should you require any additional information.

**Sincerely,**



Gerardo Zadra  
Manager/Owner  
Tributa Investment LLC  
7791 NW 46 St Ste 419, Doral, FL  
gerardzadra@gmail.com

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L23000284017  
FILED 8:00 AM  
June 12, 2023  
Sec. Of State  
Iyarbrough

**Article I**

The name of the Limited Liability Company is:

TRIBUTA INVESTMENT LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

7791 NW 46TH ST  
420  
DORAL, FL. US 33166

The mailing address of the Limited Liability Company is:

7791 NW 46TH ST  
420  
DORAL, FL. US 33166

**Article III**

The name and Florida street address of the registered agent is:

ZADRA LAW FIRM PA  
7791 NW 46TH ST  
419  
DORAL, FL. 33166

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: GERARDO ZADRA

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
GERARDO R ZADRA  
7791 NW 46TH ST, STE 420  
DORAL, FL. 33166 US

Title: MGR  
JOHANN E GOMEZ SANCHEZ  
7791 NW 46TH ST, STE 420  
DORAL, FL. 33166 US

L23000284017  
FILED 8:00 AM  
June 12, 2023  
Sec. Of State  
lyarbrough

### **Article V**

The effective date for this Limited Liability Company shall be:

06/09/2023

Signature of member or an authorized representative

Electronic Signature: GERARDO ZADRA

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Tax Certificate No. 02911-2021  
Parcel Identification No. # 13-19-26-120100006300

# Tax Deed

STATE OF FLORIDA  
COUNTY OF LAKE

Tax Certificate numbered 02911-2021 issued on 06/01/2021 was filed in the Office of the Tax Collector of Lake County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 12th day of December, 2023, the land was offered for sale. It was sold to:

**TRIBUTA INVESTMENT LLC**  
7791 NW 46TH ST STE 420  
DORAL, FL 33166

who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State

**EUSTIS, LAKEVIEW COURT ADDITION LOT 63 PB 12 PG 107 ORB 1866 PG 90**

On this 12th day of December, 2023, in Lake County, Florida, for the sum of \$81,300.00, the amount paid as required by law.

WITNESS:

Gary J. Cooney  
Clerk of the Circuit Court and Comptroller  
Lake County, Florida



Renita Harbison  
PO BOX 7800  
Tavares, FL 32778



Madeline Kuharske  
PO BOX 7800  
Tavares, FL 32778

By:   
Tiphany Shaw, Deputy Clerk

STATE OF FLORIDA

COUNTY OF LAKE

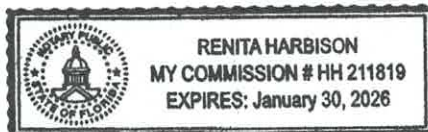
On this 12th day of December, 2023, before me personally appeared Tiphany Shaw as Deputy Clerk for Gary J. Cooney, Clerk of the Circuit Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her/his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



Renita Harbison  
NOTARY PUBLIC STATE OF FLORIDA

Prepared By:  
Tiphany Shaw, Tax Deed Clerk  
Gary J. Cooney,  
Clerk of the Circuit Court and Comptroller  
P.O. Box 7800  
Tavares, FL 32778



DR-506 R. 04/16:  
Rule 12D-16.002:  
Florida Administrative Code:  
Eff. 04/16

RECEIPT



CLERK OF THE CIRCUIT COURT & COMPTROLLER  
LAKE COUNTY, FLORIDA  
GARY J. COONEY, CLERK

1505050

RECORDING DIVISION  
PO BOX 7800  
550 W. MAIN STREET  
TAVARES, FL 32778  
352-253-2600

Transaction #: 1505050  
Receipt #: 2023123911  
Cashier Date: 12/13/2023 10:13:28AM  
Print Date: 12/13/2023 10:13:33AM

CUSTOMER INFORMATION

TRIBUTA INVESTMENT LLC  
7791 NW 46TH ST STE 420  
MIAMI, FL 33166

TRANSACTION INFORMATION

Date Received: 12/13/2023 9:54:04AM  
Location: Recording  
Return Code: No Envelope Included  
Trans Type: Recording  
Reference: CERT 2911-2021  
Cashier: TSHAW

PAYMENT SUMMARY

Total Fees \$77,902.58  
Total Payments \$77,902.58  
Balance Due: \$0.00  
Cash Tended Change: \$0.00

Payment \$77,902.58  
**TAX DEED ESCROW**

Official Record  
**NOTICE**  
BK/PG: 6256/1080 DOC #: 2023151220 Date: 12/13/2023 10:13:29AM \$10.00  
Fees *RECORDING FEE*

**AFFIDAVIT**  
BK/PG: 6256/1081 DOC #: 2023151221 Date: 12/13/2023 10:13:29AM \$10.00  
Fees *RECORDING FEE*

**TAX DEED**  
BK/PG: 6256/1082 DOC #: 2023151222 Date: 12/13/2023 10:13:29AM  
Fees *AUCTION DEPOSIT FEE* \$68.48  
Fees *DEED DOC* \$569.10  
Fees *RECORDING FEE* \$10.00  
Fees *TAX DEED CLERK FEE* \$1,022.03  
Fees *TAX DEED MISC* \$77,235.00  
Fees *TAX DEED MISC 2* -\$1,022.03



# City of Eustis

## Code Enforcement Department

P.O. Drawer 68 Eustis, Florida 32727-0068 (352) 483-5464

**Date:** 07/12/19 **Compliance Date:** **Violation ID:** 19-00737

**Owner:** GODLY TRUST  
39 S MAIN ST # 212  
ROCHESTER, NH 03867

**Site Address:**  
1601 ORANGE DR

**Block/Lot/Qual:** 13-19-26-1201-000-06300

### NOTICE OF VIOLATION AND ORDER TO CORRECT

Please be advised that the property identified above has been found in violation of the following code(s): Please take immediate action(s) to remedy the identified violation(s) by the Compliance Date listed above.

Section	Description
34-96A1.3.4	Section 34-96(a)(1)(3)(4): (a) No person who owns or occupies real property within the City shall maintain or cause to be maintained on the property a nuisance. Prohibited acts and required compliance measures include the following: 1) No person within the City shall allow property that person owns or occupies to become overgrown with grass or weeds to a height of 12 inches or more from the ground nor allow dead shrubs, bushes, branches, or trees to remain on such property. 3) The accumulation of any vegetation, weeds, plant matter, materials, trash, garbage, rubbish, or other waste materials shall constitute a threat to health and a fire hazard and shall be deemed a nuisance. 4) No person shall allow any object or item such as, but not limited to, household furniture, household appliances, or containers or other receptacles that could collect water or any other accumulation of personal property, construction and demolition debris, or other materials, trash, garbage, or rubbish of any kind that could become a breeding place for insects or vermin or cause unpleasant odors or which is unsightly and an eyesore from adjoining properties or from the public right-of-way to be placed or left outdoors except for such period as may be necessary to allow collection of such items by waste collection services.
34-97	Section 34-97: Regardless of whether they occupy the property, it shall be the duty of the owner of each lot, tract, or parcel of land within the City to reasonably regulate and effectively control excessive growths and accumulations as enumerated in Section 34-96 on the property and on the portion of the adjoining public right-of-way between the property and the street. It shall also be the duty of the owner to drain, regrade or fill any lot, tract or parcel, including swimming pools, which shall be unwholesome or unsanitary, have stagnant water, or be in such other condition as to be susceptible to producing disease.

Violation: Accumulation of dead tree braches, vegetation, weeds or plant matter on property and adjoining public right-of-way.

Corrective Action Required: Remove all accumulations of vegetation, weeds, plant matter (i.e. under brush that less than 4 inches in diameter at 4½ feet from the ground), from the property and adjoining public right-of-way property.

Violation: Failure to reasonably regulate and effectively control excessive growths and accumulations as enumerated in Section 34-96 on the portion of the public right-of-way between the property and Haselton Street.

Corrective Action Required: Clear the public right-of-way of all excessive growths and accumulations as enumerated in Section 34-96.

Violation: Objects or items and accumulations placed or left in carport that could become a breeding place for insects or vermin, or cause unpleasant odors or which is unsightly and an eyesore from adjoining properties or from the public right-of-way.

Corrective Action Required:



- 1) Remove all objects or items and accumulations from the property, or
- 2) Move it all inside a building or behind an opaque fence, wall or similar structure where it cannot become a breeding place for insects or vermin or cause unpleasant odors and is screened from view of adjoining properties or from the public right-of- way.

Please contact us by telephone at (352) 483-5464, in person at 51 East Norton Avenue, Eustis, FL, or via e-mail at [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us) if you have any questions or concerns.

Sincerely,

Joseph Rittenhouse  
Code Enforcement Officer  
[RittenhouseJ@ci.eustis.fl.us](mailto:RittenhouseJ@ci.eustis.fl.us)







# City of Eustis

## Code Enforcement Department

P.O. Drawer 68 Eustis, Florida 32727-0068 (352) 483-5464

Date: 01/23/24 Compliance Date: 02/22/24 Violation ID: 24-00041

Owner: TRIBUTA INVESTMENT LLC  
7791 NW 46TH ST STE 420  
DORAL, FL 33166

Site Address:  
1601 ORANGE DR

Block/Lot/Qual: 13-19-26-1201-000-06300

### NOTICE OF VIOLATION AND ORDER TO CORRECT

Please be advised that the property identified above has been found in violation of the following code(s): Please take immediate action(s) to remedy the identified violation(s) by the Compliance Date listed above.

**Section 34-96(a)(1)(3):** (a) No person who owns or occupies real property within the City shall maintain or cause to be maintained on the property a nuisance. Prohibited acts and required compliance measures include the following:

(1) No person within the City shall allow property that person owns or occupies to become overgrown with grass or weeds to a height of 12 inches or more from the ground nor allow dead shrubs, bushes, branches, or trees to remain on such property.

(3) The accumulation of any vegetation, weeds, plant matter, materials, trash, garbage, rubbish, or other waste materials shall constitute a threat to health and a fire hazard and shall be deemed a nuisance.

**Section 34-97:** Regardless of whether they occupy the property, it shall be the duty of the owner of each lot, tract, or parcel of land within the City to reasonably regulate and effectively control excessive growths and accumulations as enumerated in Section 34-96 on the property and on the portion of the adjoining public right-of-way between the property and the street...

Violation: Grass or weeds overgrown to a height of twelve inches or more from the ground.

Corrective Action Required: Mow the property and the adjoining public right-of-way.

Violation: Accumulation of dead tree branches/logs, vegetation, weeds or plant matter on property and adjoining public right-of-way.

Corrective Action Required: Clear the property and adjoining public right-of-way of all dead tree branches/logs, accumulations of vegetation, weeds or plant matter (any under brush that is less than 4 inches in diameter at 4½ feet from the ground) from the property.

**Section 34-113(4):** The exterior of every structure used for human habitation and the surrounding yard shall be so maintained with reasonable attractiveness so as not to become an eyesore or to cause or contribute to depreciation in property values in the immediate neighborhood. Residential properties shall, at a minimum, be maintained to ensure that:

(4) All yards and landscaping on the property surrounding a residential building shall be maintained in good condition so as not to allow grass, shrubs, hedges, bushes, or other decorative vegetation to exist in an unkempt or unpruned condition...

Violation: Yards and landscaping surrounding the residential building have not been maintained in good condition.

Corrective Action Required: Restore the landscaping back to good condition by pruning the grass, shrubs, hedges, bushes, and other decorative vegetation surrounding the property.

Please contact us by telephone at (352) 483-5464, in person at 51 East Norton Avenue, Eustis, FL, or via e-mail at [codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us) if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric Martin', with a long horizontal line extending to the right.

Eric Martin  
Code Enforcement Supervisor  
[codeenforcement@ci.eustis.fl.us](mailto:codeenforcement@ci.eustis.fl.us)