



City of Eustis

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

TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: AUGUST 7, 2025

RE: **RESOLUTION NUMBER 25-66: REDUCTION OF FINE/RELEASE OF LIEN 806 EAST ORANGE AVENUE CODE ENFORCEMENT CASE 23-00583**

Introduction:

Resolution Number 25-66 approves a Code Enforcement Order reducing outstanding code enforcement fines from their current amount of \$25,050 to \$735 and releases the lien recorded against 806 East Orange Avenue, upon payment. The Resolution also provides the City Commission an opportunity to consider a compromise regarding the fine reduction. The additional options proposed are as follows:

- No payment shall be due, and the City shall promptly release the lien; or
- Full payment (\$25,050) 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 25-66.

Code Board Action:

On June 9, 2025, the Code Enforcement Board reviewed an application for a reduction of fine submitted by Christopher R. Loudon, owner of 806 East Orange Avenue. The Board denied the applicants request to reduce the fine to \$100 but approved a reduction to \$735 payable within 30 days, or the original fine imposed shall become due.

Case History:

On September 11, 2023, the Code Department issued a Notice of Violation and Order to Correct for installing new HVAC systems in the multi-family dwelling without a permit. It was mailed to Christopher Loudon requiring that a permit be obtained by October 11, 2023.

On October 11, 2023, a Notice of Violation/Hearing was issued because a permit had not been obtained, as required. The Notice required the permit be obtained by November 6, 2023, or the Case would go before the Code Enforcement Board on November 13, 2023.

On the same date, the Building Department received an email from CJCN Consulting, for which Christopher Loudon is the Registered Agent, advising that the HVAC company is still working on obtaining the permit.

On November 13, 2023, the Eustis Code Enforcement Board issued an Order of Enforcement requiring the permit be obtained by December 13, 2023, or a fine of \$50 per day of non-compliance would be imposed. A copy of the Order was mailed to Christopher Loudon on November 15, 2023, and emailed to CJCN Consulting on November 21, 2023, with no response.

On December 13, 2023, a Notice of Hearing for certification of noncompliance and assessment of fine, scheduled for January 8, 2024, was mailed to Christopher Loudon, which he did not attend.

On January 11, 2024, the Order Imposing Fine was mailed to Christopher R. Loudon, and it was recorded in public record as a lien against the property on February 1, 2024.

On September 10, 2024, the Code Department emailed CJCN Consulting advising that the daily fines had accrued to \$13,550 for continued non-compliance.

On October 4, 2024, Christopher Loudon emailed notifying the Code Department that they had received their energy calculations and will be applying for the permit.

On March 14, 2025, the Code Department emailed Chris Loudon again advising that the daily fines had accrued to \$22,800 because the required permit still had not been obtained.

On May 27, 2025, Christopher Loudon emailed advising that they finally passed their HVAC inspection and inquired if they could get the fines reduced now that permitting is complete. It was confirmed that the permit was obtained on April 28, 2025, and an affidavit of compliance was issued.

Community Input

No adjacent property owners attended the Code Enforcement Hearings and there have been no citizen complaints.

Budget / Staff Impact:

If the Resolution is approved, \$735 will be received, which will cover the City's Administrative Costs.

Reviewed By:

Jon Fahning, Captain

Prepared By:

Eric Martin, Code Enforcement Supervisor

Attachments

- Resolution Number 25-66
- Fine Reduction Application