

## **RESOLUTION NUMBER 25-67**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; PROVIDING FOR A COMPROMISE, REDUCTION OR SATISFACTION OF AN OUTSTANDING CODE ENFORCEMENT LIEN AGAINST REAL PROPERTY LOCATED AT 17 SOUTH SALEM STREET, EUSTIS, FLORIDA; AUTHORIZING THE CITY MANAGER TO PERFORM ALL NECESSARY ACTIONS CONSISTENT WITH THE CITY COMMISSION'S DETERMINATION IN THIS MATTER IN ORDER TO GIVE EFFECT TO THE PROVISIONS OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Eustis, Florida established code enforcement fines against the following described property under Case Number 24-00026 against Brenda C. Nevarez and Nadia Sanchez Orona, property owners, for failing to comply with City Ordinances:

EUSTIS N 1/2 OF LOTS 9 TO 12 INCL BLK 67 PB 1 PG 79 ORB 5849 PG 1687 ORB 6019 PG 423, 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 1819, 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 94 days before being brought into compliance; and

**WHEREAS**, the daily fines accrued to \$7,050; and

**WHEREAS**, on October 4, 2024, the property owners submitted an application requesting that the fines be reduced to less than \$1,000; and

**WHEREAS**, on June 9, 2025, the Code Enforcement Board reviewed the application and after hearing testimony from the property owner, recommended that the City Commission reduce the accrued fines to \$0; and

**WHEREAS**, Section 162.09(3), Florida Statutes, provides that code compliance liens run in favor of the local governing body, and the local governing body may agree to satisfy or release code compliance liens; and

**WHEREAS**, the Attorney General has stated that after such liens have been recorded the local governing body, such as the City Commission, is vested with the authority to compromise, reduce, or satisfy said liens; and

**WHEREAS**, the City Commission in considering this matter may elect to compromise (including setting terms and conditions for said compromise), reduce, or satisfy said lien; and

**WHEREAS**, the Attorney General has concluded the local governing body, such as the City Commission, may delegate its authority to execute satisfactions or releases of code compliance liens so long as such delegation does not result in a complete divestiture of such liens to a private party; and

**WHEREAS**, the City Commission authorizes the City Manager to execute a release or satisfaction of lien, as may be appropriate and consistent with the City Commission's decision to compromise, reduce, or satisfy said lien.

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

**Section 1.** **Recitals.** The above recitals are hereby adopted as the findings of the City Commission.

**Section 2.** **Implementing Actions.** The City Manager, or his/her designee, is hereby authorized to take any actions necessary to implement the provisions of this Resolution.

**Section 3.** **Lien at Issue.** The City Commission has considered the code enforcement lien for Case Number 24-00026 with a current outstanding amount of \$7,050.00.

**Section 4.** **City Commission Decision.** The City Commission may compromise, reduce, or satisfy the lien at issue. After full hearing and discussion, the City Commission finds the below selected remedy to be the appropriate one for this matter:

☐ No payment shall be due, and the City shall promptly release the lien; or

☐ Full payment (\$7,050) 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.

**Section 5.** **Effective Date.** This Resolution shall take effect immediately upon its adoption by the City Commission.

**DONE AND RESOLVED** this 7<sup>th</sup> day of August 2025, in regular session of the City Commission of the City of Eustis, Florida.

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

\_\_\_\_\_  
Willie L. 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 7<sup>th</sup> day of August 2025, by Willie L. 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 25-67 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.

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