



City of Eustis

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TO: EUSTIS CITY COMMISSION

FROM: TOM CARRINO, CITY MANAGER

DATE: AUGUST 7, 2025

RE: **RESOLUTION NUMBER 25-65: REDUCTION OF FINE/RELEASE OF LIEN, 1705 BLACKBERRY COURT
CODE ENFORCEMENT CASE 20-00761 AND 20-00764**

Introduction:

Resolution Number 25-65 approves a Code Enforcement Order reducing two outstanding code enforcement liens totaling \$207,350 to \$10,000 and releases the liens against 1705 Blackberry Court, upon payment and completion of all conditions listed in the Resolution. 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 (\$207,350) 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 25-65.

Background:

Code Board Action:

On June 9, 2025, the Code Enforcement Board reviewed a fine reduction request submitted by Arthur J. Young, Teresa A. Young (sellers) and Angelo Monsanto with Angel's Services ATM, Inc. (buyer), who have executed an "AS IS" Residential Contract for the sale and purchase of the subject property. The Board approved a motion to reduce the accumulative fines to \$10,000 with the following conditions:

- Approval from the City Commission; and
- Transfer of ownership to Angel's Services ATM, Inc.; and
- Payment be made within 30 days of City Commission approval

Property/Case History:

Arthur J. Young and Teresa A. Young, husband and wife, purchased the subject property in 1994 and resided there consistently until 2015, when they began traveling out of state to care for an ailing family member. In August of 2017, the property owners were cited for failing to maintain the yard, trees and vegetation in compliance with City Code. At the time, the Code Department was unaware that they were away fulfilling their caretaker responsibilities. They returned in November 2017 and promptly corrected the violations.

In July 2020, the Code Department received an anonymous handwritten letter in the mail complaining about the condition of the suspected vacant property. An inspection confirmed that the property appeared to be completely abandoned. Utility records indicated that the meter had been removed for nonpayment on January 28, 2020. In October 2020, another anonymous handwritten letter was received, again reporting concerns about the deteriorating condition of the vacant property.

Case No. 20-00761

On August 4, 2020, a Notice of Repeat Violation/Hearing was issued for failing to maintain the yard, trees and vegetation in compliance with City Code. It was mailed to Arthur J. Young and Teresa A. Young at 1705 Blackberry Ct.

On August 10, 2020, Eustis Code Enforcement Board issued an Order of Enforcement requiring the property to be brought into compliance by August 20, 2020, or a fine of \$100 per day would be imposed retroactive to July 31, 2020. A copy of the Order was mailed to the property owners, but it was returned by USPS undeliverable as addressed.

On August 21, 2020, the property was inspected, and it was noted that the Notice was still on the door.

On August 25, 2020, a Notice of Hearing for certification of noncompliance and assessment of fine, scheduled for September 14, 2020, was mailed to the property owners and again it was returned not deliverable as addressed.

On September 16, 2020, the Order Imposing Fine was mailed to the property owners, and it was recorded in public record as a lien against the property on October 21, 2020.

Case No. 20-00764

On August 4, 2020, a Notice of Violation/Hearing was issued for a disabled and abandoned vehicle without a current valid license tag being stored on the property. It was mailed to Arthur J. Young and Teresa A. Young at 1705 Blackberry Ct. requiring the following corrective actions by August 18, 2025:

- 1) Repair and license the vehicle, or
- 2) Remove it from the property, or
- 3) Store it within a garage or behind an opaque fence, wall or similar enclosure so it is completely screened from view from public property or another person's private property.

On September 14, 2020, Eustis Code Enforcement Board issued an Order of Enforcement requiring corrective action by September 24, 2020, or a fine of \$25 per day would be imposed. A copy of the Order was mailed to the property owners, but it was returned by USPS undeliverable as addressed.

On September 29, 2020, a Notice of Hearing for certification of noncompliance and assessment of fine, scheduled for October 12, 2020, was mailed to the property owners and again it was returned not deliverable as addressed.

On October 28, 2020, the Order Imposing Fine was mailed to the property owners, and it was recorded in public record as a lien against the property on December 11, 2020.

In April 2023, the Code Department obtained contact information for Arthur and Teresa Young from the Eustis Police Records Department. The Code Supervisor then contacted Mr. Young to inquire about their prolonged absence from the property over the past three years. During the conversation, it was revealed that Mr. and Mrs. Young had been away caring for elderly and ailing family members.

The Supervisor informed Mr. Young of the unresolved code violations resulting in daily fines accruing since 2020 as well as liens that had been recorded against the property due to continued noncompliance. In response, Mr. Young stated that he intended to hire a company to clean up the property and then proceed with selling it.

In September 2024, an Inspector noted holes had formed in the roof, prompting the single-family residential structure to be posted as unsafe and unfit for human occupancy. The Code Supervisor subsequently contacted the property owners to inform them of the property's current condition. They again explained that ongoing family hardships had required them to move away and take on caregiving responsibilities. They also reaffirmed their intention to sell the property to a neighbor next door.

In December 2024, the Supervisor made contact with a Representative of the neighboring property. She confirmed their continued interest in purchasing the property but stated that the owners had not responded to any of their calls or emails.

On February 3, 2025, the Supervisor emailed the property owners, informing them that the City could no longer allow the property to continue deteriorating due to neglect and disinvestment, as it had become a blight on the surrounding neighborhood. He informed them that the city would initiate additional enforcement measures within 30 days if they failed to take action to bring the yard and landscaping into compliance with City Code and to obtain the necessary permits to either repair and rehabilitate or demolish the structure.

On February 24, 2025, the Supervisor spoke by phone with Teresa Young, who advised that they had found a buyer and were in the process of drafting a contract. He requested that she email him a copy once it was available. In response, he would send her the fine reduction application.

On February 27, 2025, Angelo Monsanto with Angel's Services ATM, Inc. contacted the Department to report that he has been trying to purchase the property for the past three years, but the owners have not been cooperative. He stated that he had recently sent them a contract; however, they were unwilling to sign it due to its length—13 pages. Mr. Monsanto indicated that he would follow up with the owners again to restart the process.

On May 7, 2025, the Supervisor met with the Public Works Department to inspect the property to calculate an estimate of costs that would be incurred by the City in the abatement of all nuisance conditions. Due to the severely overgrown and neglected

condition of the yard and surrounding landscaping, Public Works estimated the cost of abatement at \$20,000.

Case 24-00882

On May 15, 2025, a Notice of Violation/Hearing was issued for the unsafe structure. It was mailed to Arthur J. Young and Teresa A. Young at 1705 Blackberry Ct and to 285 Uptown Blvd #443, Altamonte Springs, FL requiring that a permit be obtained to repair and rehabilitate or demolish the structure by August 4, 2025.

Case 24-00883

On May 15, 2025, a Notice of Public Nuisance Violation was issued requiring that all excessive vegetation and accumulations on the property be cleared by June 23, 2025. The notice advised that if compliance was not achieved by the deadline, the city would proceed with abatement at an estimated cost of \$20,000.

On May 19, 2025, the Supervisor spoke with Arthur Young and Angelo Monsanto and finalized an agreement to follow through with the sale of the property. In support of the transaction, the Supervisor agreed to schedule a hearing before the Code Enforcement Board to consider a fine reduction in order to facilitate the sale.

Community Input

No adjacent property owners attended the Code Enforcement Hearings, but the Code Department has received citizen complaints.

Budget / Staff Impact:

If the Resolution is approved, the City would receive \$10,000 and avoid incurring the estimated \$20,000 cost associated with completing the nuisance abatement. Additionally, the city would save time and resources by not having to pursue enforcement of the unsafe structure violation, which would likely result in a Code Enforcement Board–ordered demolition.

Reviewed By:

Jon Fahning, Captain

Prepared By:

Eric Martin, Code Enforcement Supervisor

Attachments

- Resolution Number 25-65
- Fine Reduction Applications
- Purchase Contract
- Current Pictures of conditions