

From: [Adair, Matt](#)
To: [Martin, Eric](#); [Croney, Heather](#)
Subject: FW: 23-00081 Code Violation, no permit for handicap ramp
Date: Wednesday, May 24, 2023 3:57:06 AM

Good morning,

I spoke with Ms. Taylor last night and she will be submitting plans as a revision to her original permit. This will accomplish compliance in the matter once received and approved. Call me if you have any questions.

Matt

From: Amy Taylor <amyta57@gmail.com>
Sent: Tuesday, May 23, 2023 1:58 AM
To: Adair, Matt <adairm@Eustis.org>
Cc: Martin, Eric <martine@eustis.org>; Croney, Heather <Croneyh@Eustis.org>; Huebsch, Laurie <Huebschl@Eustis.org>
Subject: Re: 23-00081 Code Violation, no permit for handicap ramp

Caution: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Eustis Staff,

Re 708 E Lemon Ave

I understand that you are all trying to do your jobs in the newly burgeoning city of Eustis with all the new construction. I understand that there are rules.

Since I bought that house in 2021, I have attempted to follow every rule I knew of. I remodeled it under permit, I safety-fenced the previously totally unfenced pool (across the street from an elementary school!!!) under permit. I privacy-fenced the yard under permit. I replaced all the windows, major electrical, the roof, under permit. After the fact I was informed that those permits were issued in error because of the previously unnoticed by the City, (and unmentioned in any deed or anything when I bought the house) Historical Designation. So thus, the Architectural Review, the Community Review, in what should have been a simple ADU permit on my garage. I guess the City decided not to retroactively revoke my main house remodel permits, and thanks for that!

In 2022, I replaced the monolithic cement front porch, which was separated from the house and pitching forward, with a porch and ramp, not under permit. I did not know I needed a permit. A local person who has become a friend and pathway builder I trust, built it for me, because the previous porch was a danger, and my best friend's daughter is disabled. **So now reading the above, what am I to do? Deconstruct it?** Because the house is for my occupancy only part of the year....so the arbitrary **"you can permit it as a homeowner but you can't rent it for a year (!)"** rule, doesn't apply

to me.

Please, let's open another can of worms. Before I bought the house in 2021, I called the City to confirm that there were no restrictions regarding **vacation rentals**. I have three highly reviewed and responsibly managed vacation rentals, in Oregon (one in the very strict jurisdiction of Portland, OR., so I understand the rules of complying with local jurisdictions.) I also understand the bounty of local lodging tax that they collect, and that tourist searches for this type of hospitality are increasing. Eustis has been collecting lodging tax on 708 E. Lemon Ave., through airbnb and vrbo since January. **You know I'm doing this, correct? Lodging tax gets been remitted every week** by airbnb and vrbo.

I want to remodel the garage into an apartment because I want trusted eyes on site. That's what I'm doing. It makes it better for everyone.

I want a path forward on the porch permit. Please come and inspect it, see drawings certified by an engineer. Don't make me tear it down, because I can't absolutely can't afford for that house to sit empty for most of a year.

I appreciate all of your efforts to make Eustis better; that's what I'm trying to do too. However, the above email about the rules for the porch permit, and my comments above, may indicate that Planning is not talking enough to Finance or Building. And none of them are talking to Lake County tax rolls, where I should have known I was buying a historical property.

Please let me know how to move forward on the porch. I'll be in town May 28 - June 5, if that helps.

Thank you,

Amy Taylor
5033479932

On Mon, May 22, 2023 at 1:55 AM Adair, Matt <adairm@eustis.org> wrote:

Good morning Ms. Taylor,

In order for the City of Eustis to issue a permit for this work completed by an unlicensed contractor, the following documents will be required.

1. A completed application and an Owner/Builders Statement. You can act as your own contractor on a single family residence as long as the structure is for your own use and occupancy. The exemption does not allow for you to act as a contractor and then rent out or lease the property within 1 year of construction. I have attached an application which includes the Owner/Builder Statement.

2. Signed, sealed and dated drawings from a Structural Engineer Registered in the State of Florida. The drawings will need to be dimensions showing the landing(s), total run and slope of the ramp, handrails and guards if applicable and the design load calculations.
3. Once received the plans will be reviewed for compliance with the 2020 FBC/residence and a permit issued after the approval.

I hope that this response answers your questions.

Matt Adair, CBO
Building Official

From: Amy Taylor <amyta57@gmail.com>

Sent: Friday, May 19, 2023 11:41 PM

To: Martin, Eric <martine@eustis.org>

Cc: Adair, Matt <adairm@Eustis.org>; Croney, Heather <Croneyh@Eustis.org>; Huebsch, Laurie <Huebschl@Eustis.org>

Subject: Re: 23-00081 Code Violation, no permit for handicap ramp

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Hello, City of Eustis Staff,

I want to acknowledge this notice of a violation and let you know that I intend to address it. I will be in Eustis starting May 28 for 8 days, and if there is any process I can follow to get a homeowner's permit for the new front entry ramp and retroactively get it approved, I would appreciate it. Please let me know if we can provide a drawing and documentation of how it is constructed. Previously, the house had a monolithic 3 cement step structure that was pitched towards the street and separating from the house. It was dangerous.

The new entry was built for me by a person who has done some grading and pavers work in the years I've owned the house. He is a local and a friend, and I didn't know we had to permit it. He's not a contractor. I'd like for that house to be accessible to people with some disabilities....it's a subject that's important to me because someone close to me is disabled.

Please let me know if there is documentation I can provide to support the legality of this structure after the fact. It's super sturdy, after 19 months in place and even after many heavy rains. Dustin Curtis built it, and he is really a meticulous craftsman. I don't expect you to approve based on that, but please show me a path to get it legal. It is not Dustin's fault; it was my due diligence to know that it should have been permitted.

Thank you,

Amy Taylor