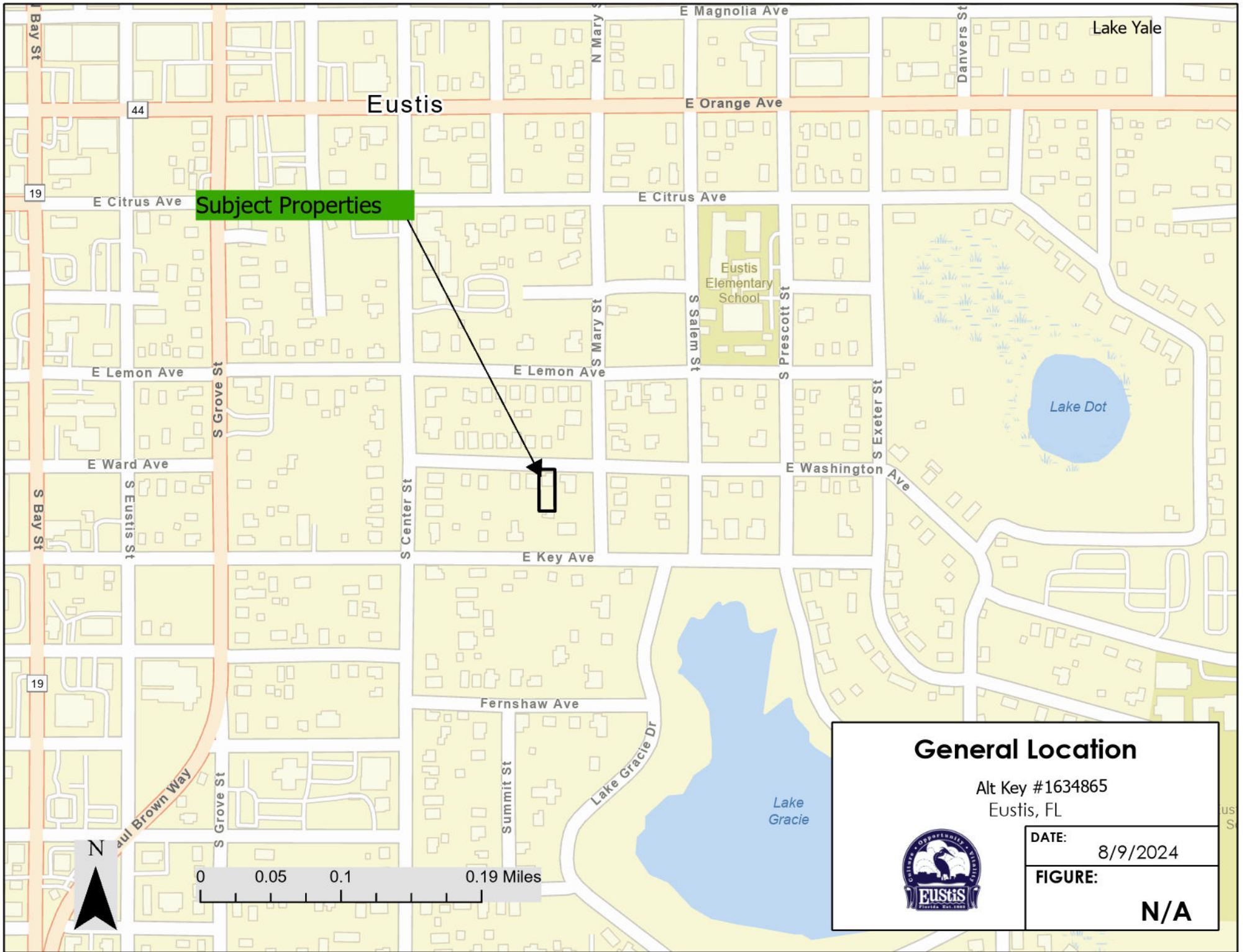


Maps to show General Location, Future Land Use, and Design District



General Location

Alt Key #1634865
Eustis, FL



DATE: 8/9/2024

FIGURE: N/A



Subject Properties

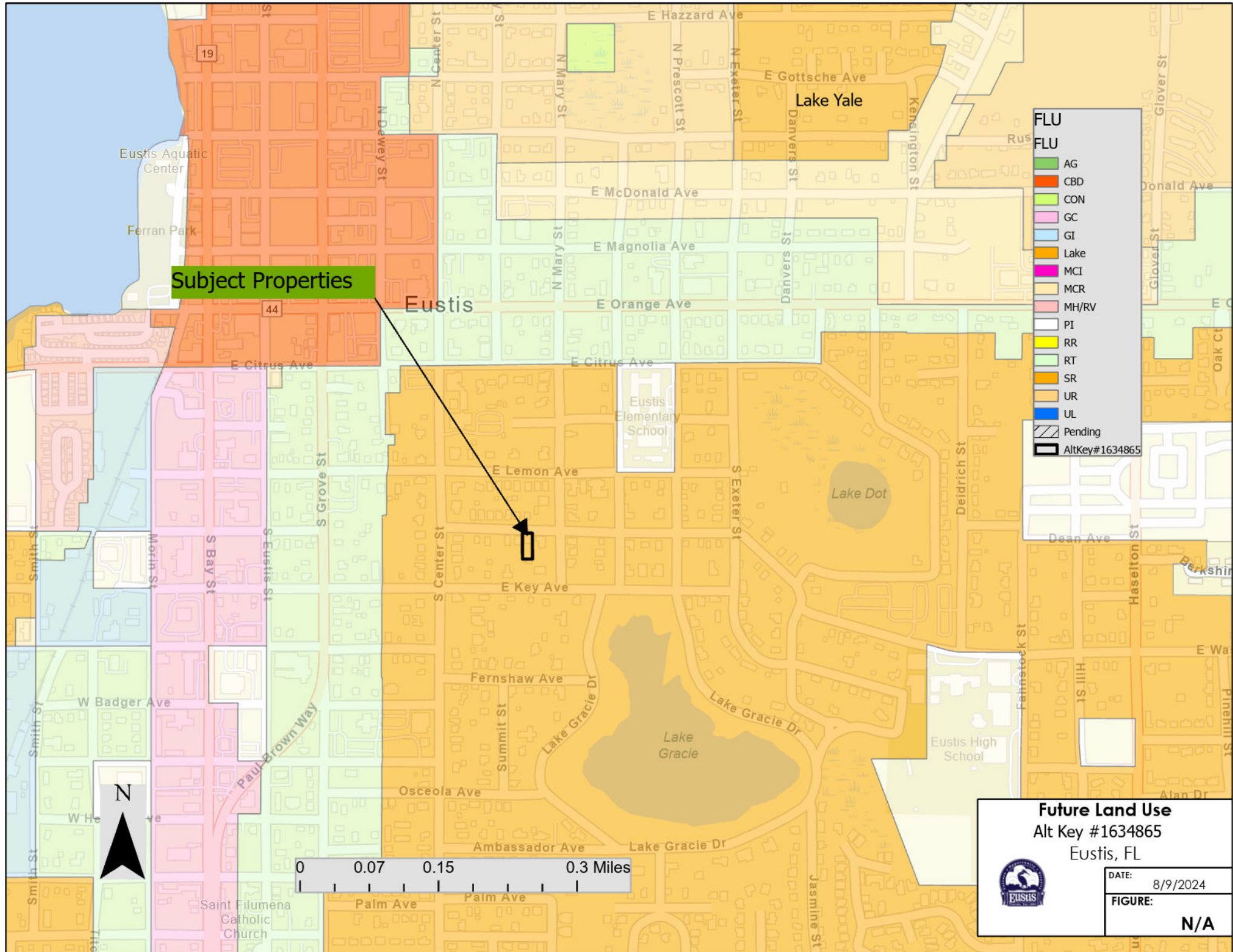
General Location

Alt Key #1634865
Eustis, FL



DATE: 8/9/2024

FIGURE: N/A



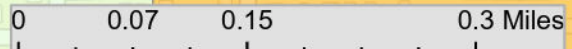
- FLU**
- AG
 - CBD
 - CON
 - GC
 - GI
 - Lake
 - MCI
 - MCR
 - MH/RV
 - PI
 - RR
 - RT
 - SR
 - UR
 - UL
 - Pending
 - AltKey#1634865

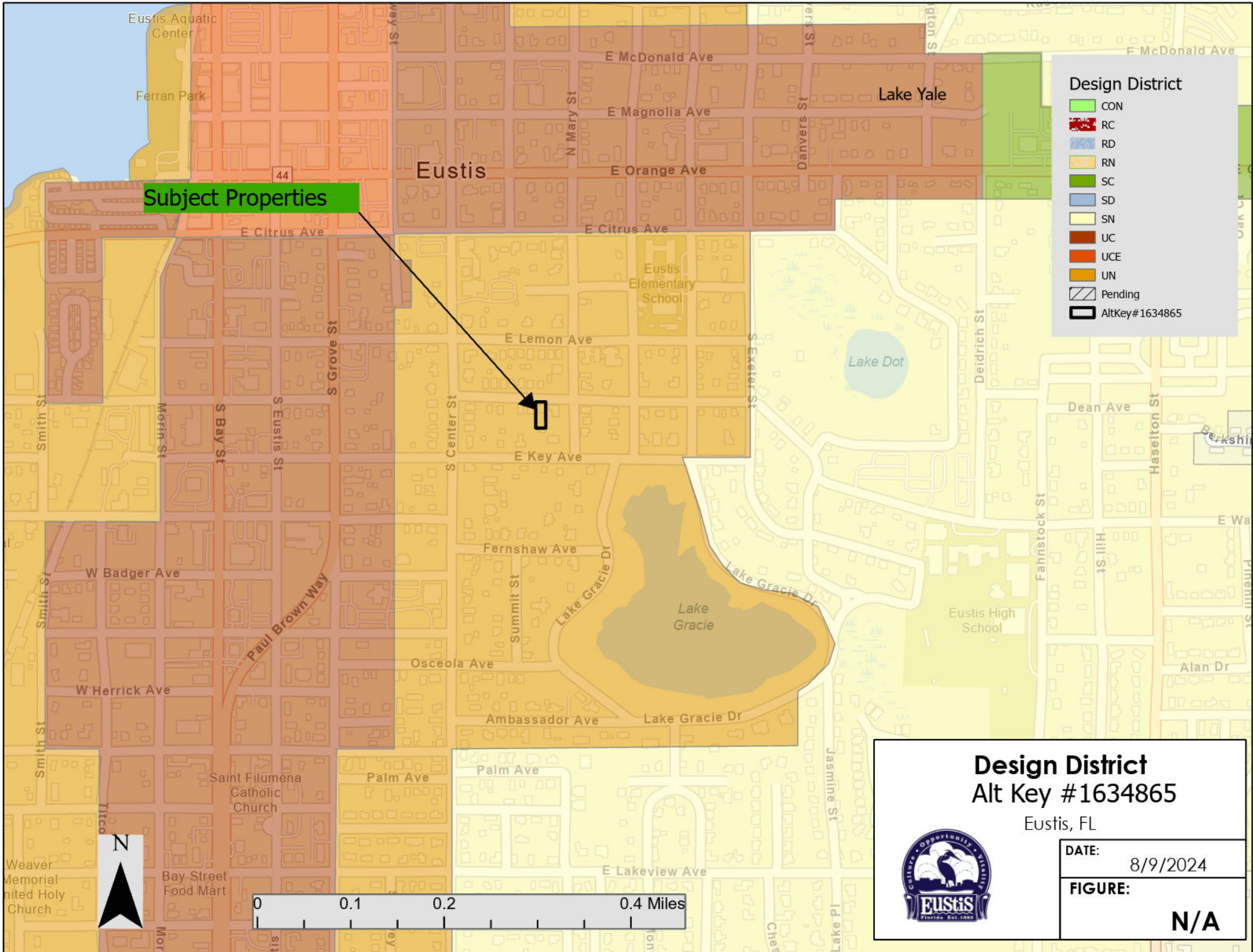
Subject Properties

Eustis

Future Land Use
 Alt Key #1634865
 Eustis, FL

DATE:	8/9/2024
FIGURE:	N/A






Subject Properties

Design District

- CON
- RC
- RD
- RN
- SC
- SD
- SN
- UC
- UCE
- UN
- Pending
- AltKey#1634865

Design District
Alt Key #1634865
 Eustis, FL



EUSTIS
Florida Est. 1888

DATE:	8/9/2024
FIGURE:	N/A

Property Record Card for Subject Property

PROPERTY RECORD CARD

General Information

Name:	BLUE JAY PROPERTIES LLC	Alternate Key:	1634865
Mailing Address:	32100 BLUEGILL DR TAVARES, FL 32778 Update Mailing Address	Parcel Number: 📍	11-19-26-0700-000-00300
		Millage Group and City:	000E Eustis
		2023 Total Certified Millage Rate:	20.0014
		Trash/Recycling/Water/Info:	My Public Services Map 📍
Property Location:	514 WASHINGTON AVE EUSTIS FL, 32726	Property Name:	-- Submit Property Name 📍
		School Information:	School Locator & Bus Stop Map 📍 School Boundary Maps 📍
Property Description:	EUSTIS, MAYER'S SUB LOT 3 PB 3 PG 24 ORB 6017 PG 1312		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

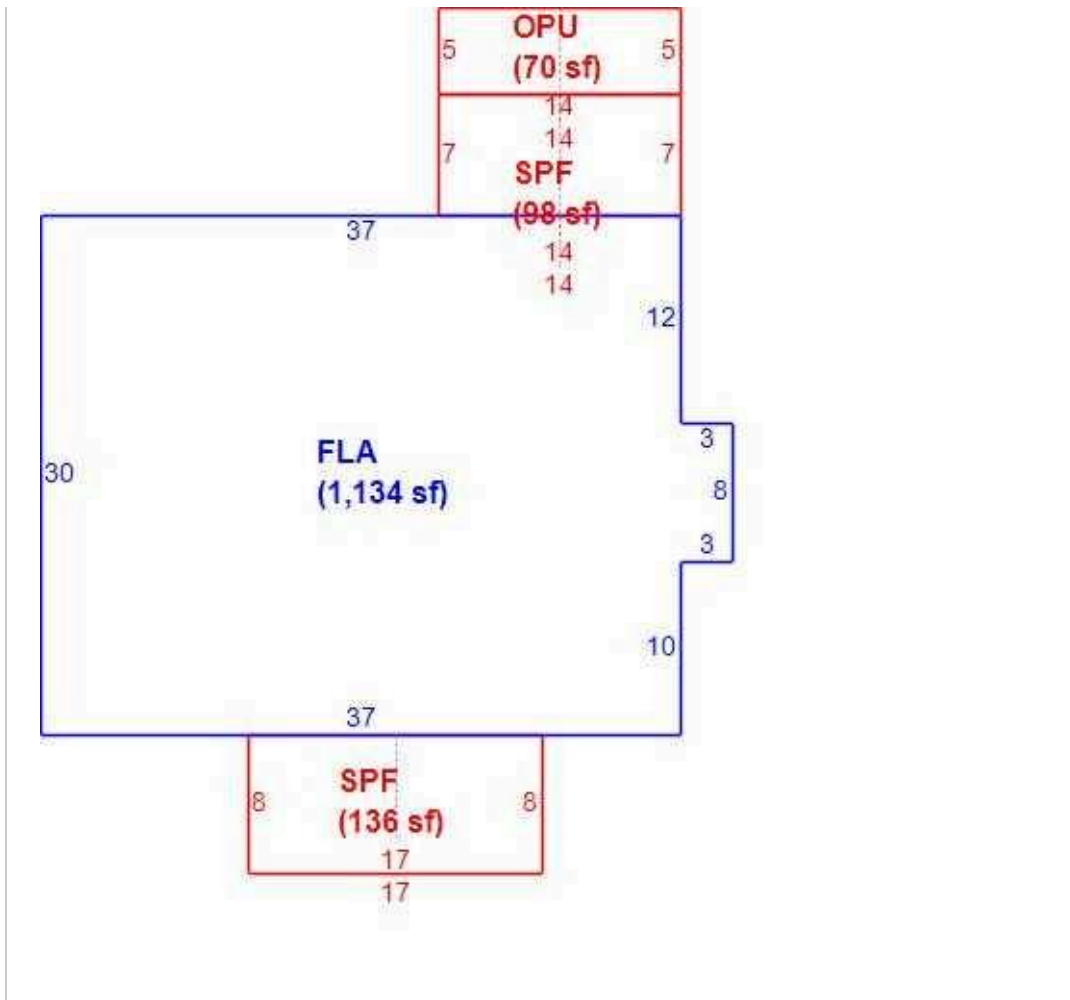
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	57	157		8949.000	FD		\$26,998.00	\$26,998.00

[Click here for Zoning Info](#) [📍](#)
[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$95,444.00		
Summary			
Year Built: 1924	Total Living Area: 1134 📍	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information? 📍			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1134
OPEN PORCH UNFINISHED (OPU)		1.00	70
SCREEN PORCH FINISHED (SPF)		1.00	234
View Larger / Print / Save			



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF1)	432	SF	1923	\$3,888.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6017 / 1312	08/2022	Warranty Deed	Qualified	Improved	\$85,000.00
5996 / 1671	07/2022	Probate Order	Unqualified	Improved	\$0.00
3572 / 654	01/2008	Warranty Deed	Unqualified	Improved	\$100.00
3567 / 387	12/2007	Probate Order	Unqualified	Improved	\$0.00
3572 / 738	12/2007	Quit Claim Deed	Unqualified	Improved	\$0.00
3572 / 739	12/2007	Quit Claim Deed	Unqualified	Improved	\$0.00
491 / 607	01/1973	Warranty Deed	Unqualified	Improved	\$18,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ


Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes

LAKE COUNTY BCC GENERAL FUND	\$126,330	\$126,330	\$126,330	5.0364	\$636.25
SCHOOL BOARD STATE	\$126,330	\$126,330	\$126,330	3.2080	\$405.27
SCHOOL BOARD LOCAL	\$126,330	\$126,330	\$126,330	2.9980	\$378.74
LAKE COUNTY WATER AUTHORITY	\$126,330	\$126,330	\$126,330	0.2940	\$37.14
NORTH LAKE HOSPITAL DIST	\$126,330	\$126,330	\$126,330	0.1500	\$18.95
ST JOHNS RIVER FL WATER MGMT DIST	\$126,330	\$126,330	\$126,330	0.1793	\$22.65
CITY OF EUSTIS	\$126,330	\$126,330	\$126,330	7.5810	\$957.71
LAKE COUNTY MSTU AMBULANCE	\$126,330	\$126,330	\$126,330	0.4629	\$58.48
LAKE COUNTY VOTED DEBT SERVICE	\$126,330	\$126,330	\$126,330	0.0918	\$11.60
				Total: 20.0014	Total: \$2,526.79

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data updated nightly.

Site Notice

Relevant Correspondence with Property Owner, Blue Jay Properties, LLC



City of Eustis

Code Enforcement Department

P.O. Drawer 68

Eustis, Florida 32727-0068 (352) 483-5464

June 17, 2024

Blue Jay Properties LLC
32100 Blue Gill Drive
Tavares, FL 32778

Re: Code Enforcement Case No. 23-00911
514 EAST WASHINGTON AVE, EUSTIS, FL

Dear Property Owner:

Enclosed is a copy of an Affidavit of Non-Compliance for the above referenced case. The violation was not brought into compliance by June 9, 2024, the date set by the Code Enforcement Board, and a penalty is accruing at the rate of \$250 per day effective June 10, 2024 and will continue to accrue until the violation(s) is cleared.

Also enclosed is a Notice of Hearing scheduled for 3:00 P.M. on August 12, 2024 at 10 North Grove Street, Eustis, FL in the City Commission Room for Certification of Non-Compliance and Assessment of Fines. At the Hearing, the Board will consider whether to impose the accrued fines for the period of non-compliance. If an Order Imposing Fine/Lien is certified, the Order is subject to recording in the public records of Lake County, Florida constituting a lien against the subject property and any other property owned by the violator(s).

To stop accrual of the daily fine, the property must be brought into compliance. If compliance is not met and the accrued fine is not paid within three (3) months of the date of recording the Order Imposing Fine/Lien, the property may be subject to foreclosure proceedings and sold to enforce the lien.

If you have any questions regarding this process or how to bring the property into compliance, please contact the Code Enforcement Department at (352) 483-5464.

Sincerely,

Eric Martin
Code Enforcement Supervisor

Enc.: Affidavit of Non-Compliance - copy
Notice of Hearing – original



City of Eustis

Code Enforcement Department

P.O. Drawer 68

Eustis, Florida 32727-0068

(352) 483-5464

February 21, 2024

Case #23-00911

Blue Jay Properties LLC
32100 Blue Gill Drive
Tavares, FL 32778

Certified Mail #7021 1970 0001 7460 5963
POSTED OR HAND DELIVERED ON FEBRUARY 21, 2024

RE: Notice of Violation/Hearing for property located at:

514 EAST WASHINGTON AVE, EUSTIS, FL

Alternate Key #1634865

Parcel No. 11-19-26-0700-000-00300

Legal Description: EUSTIS, MAYER'S SUB LOT 3 PB 3 PG 24 ORB 6017 PG 1312

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the property identified above has been found in violation of the following City code(s): You are hereby directed to take immediate action(s) to remedy the violation(s) by the Compliance Date listed in this Notice.

Section 118-2 FBC, Section 105.1 Permits Required: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Section 46-227 Procedures for granting Certificate of Appropriateness: (a) The ordinance designating a landmark or landmark site or historic district shall designate those activities that require the issuance of a certificate of appropriateness. Nothing in this section shall be construed to require a certificate of appropriateness for the demolition of a noncontributing structure in an historic district or for routine maintenance activity within established rights-of-way or easements by governmental and/or utility entities.

(b) Whenever any alteration, new construction or demolition, except demolition of a noncontributing structure in an historic district, or relocation as specified in subsection (a) of this section is undertaken on a landmark, landmark site or property in an historic district without a certificate of appropriateness whether or not a building permit is required, the city building official or director or development services is authorized to issue a notice of violation to stop all work.

Ordinance 97-33, Section 3 – Design Guidelines and Actions Requiring a Certificate of Appropriateness for Washington Avenue Historic District.

C. Building and/or Altering Historic Structures: Certificate of Appropriateness

i. Except as otherwise set forth herein, no exterior portion of any building or other structure shall be erected, altered, restored, moved or demolished within the District until after an application for a Certificate of Appropriateness as to the proposed changes to exterior features has been submitted to an approved by the Eustis Historic Board ("Board").

Section 110-5.8(b) Garages: b. Should any property owner enclose or reduce the size of any existing garage or carport below the square footage requirements of this section, then the owner shall mitigate the loss of the garage by providing for on-site parking and outside storage as follows:

1. Construct a new garage on the property sufficient to meet the square footage requirements of this section; or

2. If in a designated historic district, in an Urban design district, or on a legal lot of record that is below the minimum suburban standard, or if enclosing a carport, then the owner may take the following actions in lieu of replacing the garage:

(a) Designate two on-site parking spaces at least 9' x 18' each in the driveway area or on the residential lot behind the building frontage; and

(b) Provide outside storage by either constructing a storage shed with minimum dimensions of 10' x 10' in accordance with the Land Development Regulations for accessory structures or by providing outside access to a designated, separated storage area within the enclosed garage or carport (minimum dimensions 12' x 7').

Violation: *Detached garage enclosed and converted into a habitable space without a building permit, or Certificate of Appropriateness. Known alterations include installation of a window on the east side of the building, a kitchenette and bathroom facilities.*

Corrective Actions Required: Obtain a Certificate of Appropriateness and a building permit for garage alterations from the Eustis Building Department.

Note: If the existing garage has reduced in size below the square footage requirements (minimum of 300 sq. ft.) additional on site parking and outside storage may be required in accordance with Sec. 110-5.8(b) of the City's Land Development Regulations.

Notice: Failure to comply by **March 4, 2024** will result in the case going before the Eustis Code Enforcement Board or Special Magistrate on **Monday, March 11, 2024 at 3:00 P.M. in the City Commission Chambers located in City Hall at 10 N. Grove Street.** At the Hearing, the Board or Special Magistrate will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the Board Hearing.

It is the responsibility of the property owner or violator to notify the code inspector when the property is ready to be re-inspected. To request a re-inspection or if you have any questions about what is required to bring the property into compliance, please call (352) 483-5464 or email codeenforcement@ci.eustis.fl.us.

Sincerely,



Joseph Rittenhouse
Code Enforcement Officer

cc: File



CODE ENFORCEMENT BOARD
CITY OF EUSTIS
STATE OF FLORIDA

CASE #23-00911

IN THE MATTER OF: BLUE JAY PROPERTIES LLC
32100 BLUE GILL DRIVE
TAVARES, FL 32778

NOTICE OF HEARING

CERTIFICATION OF NON-COMPLIANCE / ASSESSMENT OF FINE / ORDER OF ABATEMENT

YOU ARE HEREBY NOTIFIED OF THE EUSTIS CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE HEARING, MONDAY, AUGUST 12, 2024, 2024 AT 3:00 P.M.

EUSTIS CITY HALL
COMMISSION ROOM
10 NORTH GROVE STREET
EUSTIS, FLORIDA

On the 11th day of March, 2024 at a Violation Hearing before the Code Enforcement Board , an Order was entered requiring compliance by you in accordance with provision(s) of the City of Eustis Code of Ordinances. Compliance was ordered by a certain date and a daily fine was imposed for non-compliance of that Order. A copy of that Order was furnished by U. S. Mail.

The Code Enforcement Officer of the City of Eustis has informed the Code Enforcement Board or Special Magistrate that the terms of that Order have not been fulfilled or were not fulfilled by the specified date given by the Board or Magistrate.

Accordingly, the Code Enforcement Board or Special Magistrate has set this matter to be heard for the specific purpose of certification of period of non-compliance, assessment of fine accrued to date, as certified to the Board or Magistrate and violation abatement in accordance with Florida Statute 162.08(5). This Hearing is limited to the purpose stated above.

If you allege that you complied with the Order of the Board or Magistrate, within the time set forth, or that the violation has been corrected after the date set forth in that Order, it is imperative that you attend this Hearing and present evidence and/or testimony on your behalf.

CERTIFICATE OF SERVICE

I, Alex Thomas, hereby certify that a copy of this notice was furnished by U. S. Mail to the above named individual(s) at 32100 Blue Gill Drive, Tavares, FL 32778 this 17th day of June, 2024.



CITY OF EUSTIS, FL - CODE ENFORCEMENT
AFFIDAVIT OF NON-COMPLIANCE

Case # 23-00911

For: BLUE JAY PROPERTIES LLC
32100 BLUE GILL DRIVE
TAVARES, FL 32778

I, Eric Martin, Code Enforcement Supervisor for the City of Eustis, FL who, after being duly sworn, deposes and states:

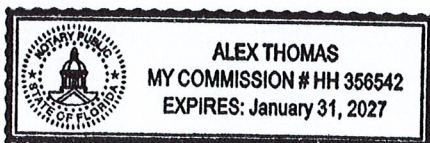
1. That on March 11, 2024, the Code Enforcement Board held a public hearing and issued an Order of Enforcement.
2. That pursuant to said Order, Respondent was to have taken certain corrective action by or before June 9, 2024.
3. That a re-inspection was made on June 11, 2024.
4. That the re-inspection revealed that the corrective actions ordered by the Board on March 11, 2024 have not been taken.
5. That a true copy of the Code Enforcement Hearing Notice was furnished by U. S. Mail to 32100 Blue Gill Drive, Tavares, FL 32778.

Eric Martin, Code Enforcement Supervisor

State of Florida)
) SS
County of Lake)

Sworn to and subscribed before me
this 17th day of June, 2024 by the affiant,
who is personally known to me.

Notary Public



Certificate of Appropriateness 2024-COA-07 Approval and Attachments



CITY OF EUSTIS HISTORIC PRESERVATION BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068
Phone: (352) 483-5460 Email: planner@eustis.org

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

- Local Landmark/Site Eustis Main Street Area
 Washington Avenue Historic District

ADDRESS OF PROPERTY: 514 Washington Ave

Property Owner

Print Name: Andrew Bennett
Mailing Address: 32100 Bluegill dr Tavares
Phone: 352 409 4005 Fax: _____
Email: Trekkersdaddy@gmail

Applicant/Agent (if different from property owner)

Print Name: _____
Mailing Address: _____
Phone: _____ Fax: _____
Email: _____

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: [Signature] Date: 4/17/24

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

- Alteration Demolition Relocation New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

OFFICIAL USE ONLY

Date Received: 04/17/2024
File No.: 2024-COA-07

Historic Preservation Board Meeting Date: 07/10/2024
Was a COA issued? Yes X No _____

Administrative Approval

Application Approved: _____ Approved with Conditions: _____ Application Denied: _____
Conditions/Reasons: _____

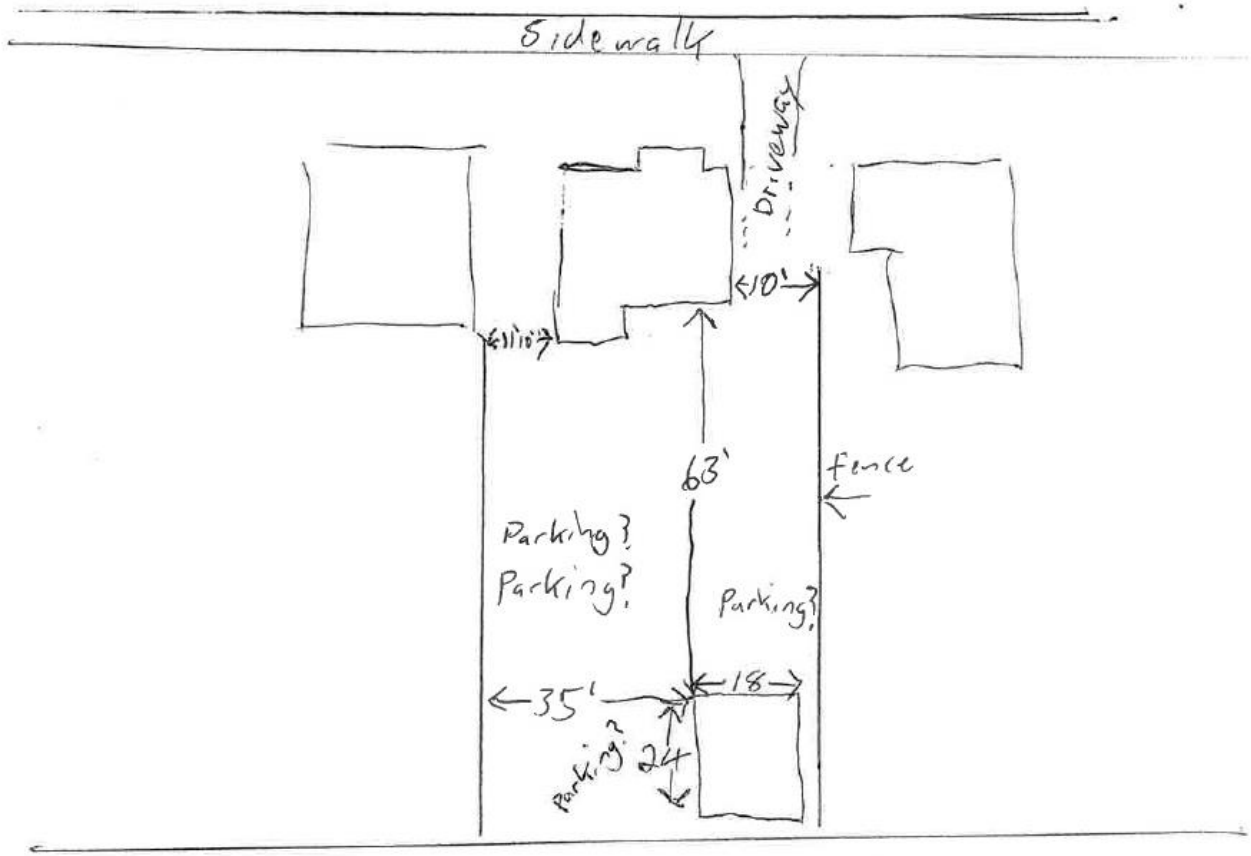
Signed: _____ Date: _____

514 Washington ave Eustis proposed conditional use of detached garage building as an efficiency apartment.

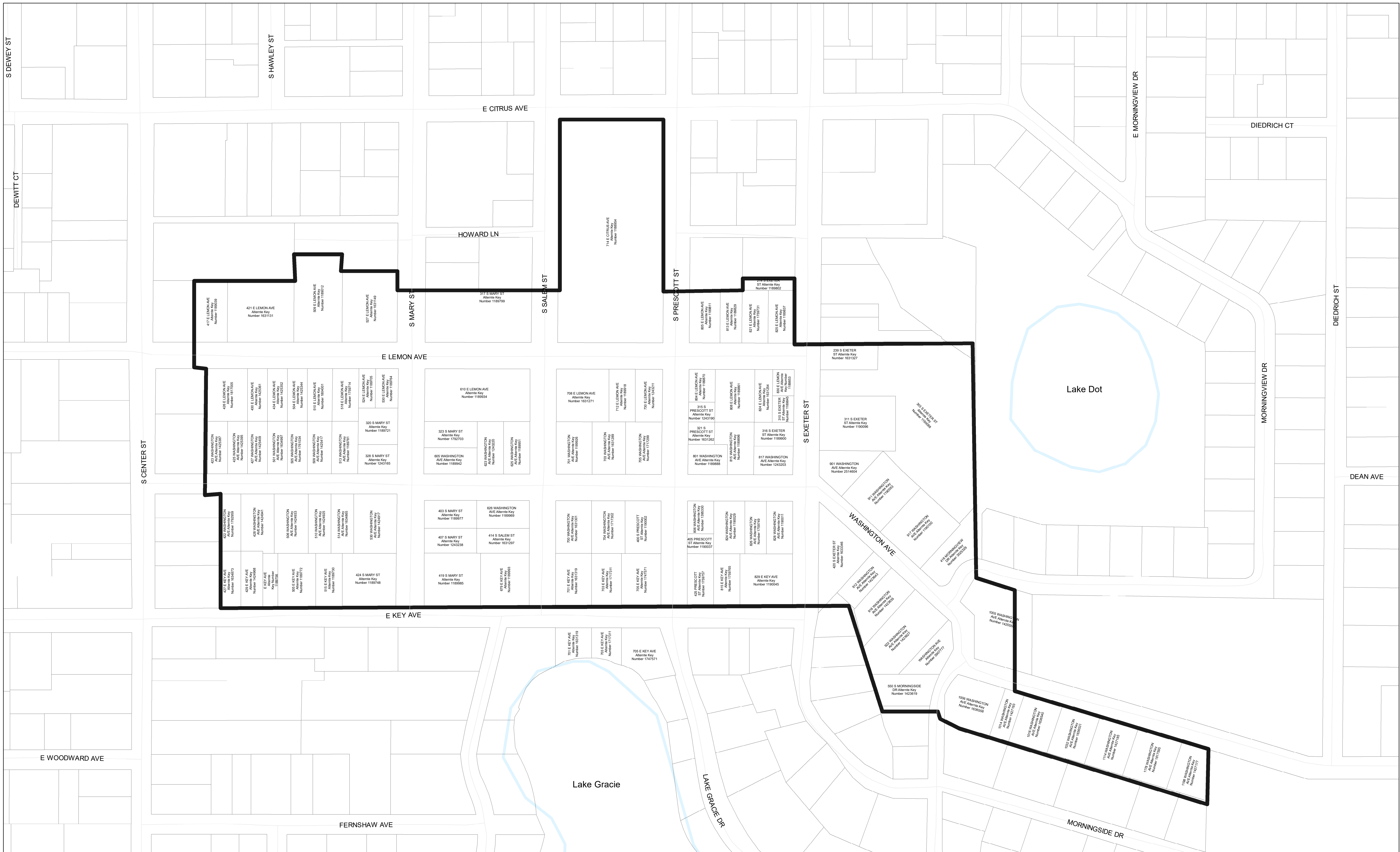
There is a 350 sf building at the rear of the property behind the main house. There is already a metal garage door on it. We would keep the front 7'x14' of it as outside storage. The remaining area would be used as an efficiency apartment. A standard 2x4 constructed wall divides the spaces already. It has drywall on the inside, insulation and OSB on the garage storage side. There is a steel exterior door from proposed apartment to the storage area. There is plenty of space behind the main house for extra parking and a driveway that already goes back there.

The only change I made that is visible from outside is the small window on the left side of garage. The only other proposed changes that could affect the exterior visual appearance of the home would be designated rear parking.

Pre existing items of the rear garage building are these: AC/heat, electrical service, insulation, finished drywall, exterior door on right side, small window to the right of right side exterior door, metal garage door on front, water supply.

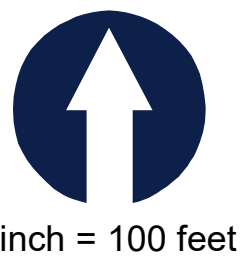


Washington Avenue Historic District Boundaries Map



Washington Avenue Historic District

Prepared by the City of Eustis Development Services Department - Washington Street Historic District Boundary Established by Ordinance Number 97-33



1 inch = 100 feet