

# Request Details Report

Request Number  
MA3-12173-R

Associated Work Order

Observed Date/Time  
6/24/14 9:30:A

---

## **Citizen Information**

Name Dean Luginbuhl  
Address 811  
Jefferis Ct (5467)  
Eustis FL

Phone (352) 988-7869 Ext.  
Alternate Phone  
Email Address

Organization  
Requestor  
Contact

---

## **Issue and Location**

Activity

Issue

Drainage

Map Page

SEC TWN RNG

Address Number 811

Route Jefferis Ct (5467)

Intersect Route

Details

Via email from Nick McRay: Citizen advised of severe erosion at the end of an existing stormwater pipe off Jefferis Ct at his property draining toward Lake Nettie.

## **Notes**

## **History**

6/24/2014	No drainage easement. Called citizen.	Lee, Steven
8/4/2014	Citizen says that he was told that he would have to grant an easement in order for this to be repaired. He doesn't want to give up his property. His son fell into the ravine and had to be taken to the hospital. He doesn't want to go "the legal route" ... just wants it fixed.	Wall, Treeva

Resolution \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Request Response Date 06/24/2014 \_\_\_\_\_  
Date \_\_\_\_\_  
Time Arrived \_\_\_\_\_  
Time Departed \_\_\_\_\_



LAKE COUNTY  
FLORIDA

RIGHT OF ENTRY  
STATEMENT

Property Owner's Name: Dean Luginbuhl

Tenant's Name: \_\_\_\_\_

Address of Property: 811 Jefferis Ct

City/Zip Code: Eustis, FL 32726

Description of Property: Repair washout and installing culvert at rear of property.

**Right of Entry**

I certify that I am the owner, or an owner's authorized representative of the above described property. I freely grant, and without coercion, the right of access and entry to said property for the purpose of completing work that exists in the County right-of-way and on my property.

I will mark any sewer lines, septic tanks, water lines, utilities located on the described property to help prevent damage to said items.

Sworn and attested to by: *Dean A Luginbuhl*  
Signature of Property Owner/Authorized Agent

Dean A. Luginbuhl  
Property Owner/Authorized Agent (Printed Name)

8-7-14  
Date

Witnessed by: *Steven M. Lee*  
Signature of Lake County Representative or Contractor Representative

Steven M. Lee  
Witness (Printed Name)

8/7/14  
Date

## Dean, Randy

---

**From:** Dean, Randy  
**Sent:** Tuesday, August 05, 2014 8:16 AM  
**To:** Johnson, Jeff  
**Cc:** Lee, Steve  
**Subject:** RE: 811 Jeffries Ct, Eustis

His concern is the fairly large wash-out at the lake area due to receding water levels. We told him he would need to sign over drainage easement for us because we have nothing. He said he will not. How would you like us to proceed? It is in a very difficult location thru tree's and between houses, and is a good 3 to 4 hundred feet from the road edge to where the issue is. I can go with you to show you what we are up against if you want.

---

**From:** Johnson, Jeff  
**Sent:** Monday, August 04, 2014 2:21 PM  
**To:** Dean, Randy; Maint Area3  
**Cc:** Burt, Karen  
**Subject:** FW: 811 Jeffries Ct, Eustis

Randy,

Please take a look at Mr. Luginbuhl's concern and let him know what our plan is to address the issue.

Thanks,

Jeff Johnson  
Roads Superintendent  
Road Operations Center  
12901 County Landfill Road, (PO Box 7800), Tavares, FL 32778  
Office: (352) 343-6439  
Fax: (352) 742-3888

---

**From:** Mcray, Nicholas  
**Sent:** Monday, August 04, 2014 2:10 PM  
**To:** Burt, Karen; Johnson, Jeff  
**Subject:** 811 Jeffries Ct, Eustis

Good afternoon-

I received a repeat call from a Mr. Dean Luginbuhl at above address PH 352-988-7869, regarding erosion from pipe outfall.

I provided him your main office number.

Thanks

Nicholas Mcray, CFM  
Stormwater Project Manager  
Lake County Public Works

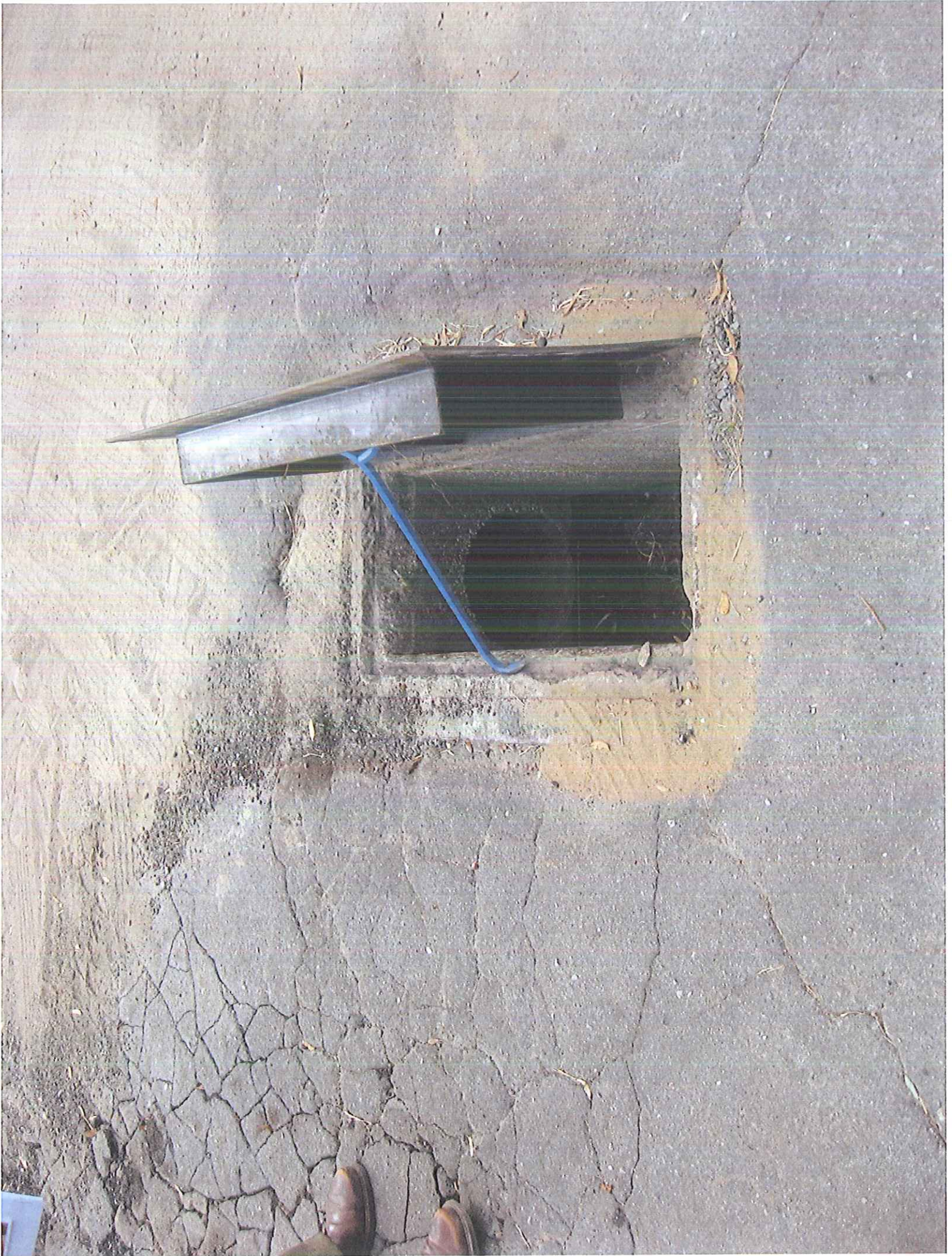


Zone AE  
Lake Nettie  
(EL 64.1)













## Hamilton, Mary

---

**From:** Warren, Dennis  
**Sent:** Wednesday, November 04, 2009 9:34 AM  
**To:** Dean, Randy; Maint Area3  
**Cc:** Hamilton, Mary; Swenson, Kristian  
**Subject:** FW: Jefferis Ct  
**Attachments:** Jefferis Ct. Eustis 004.jpg; Jefferis Ct. Eustis 006.jpg; Jefferis Ct. Eustis 007.jpg

Randy

See pictures and email. Need some asphalt work. Please try to contact Mr. Smith (phone book has 357-3672 number for a Smith on Jefferis Ct.) and answer any questions he may have about road.

Thanks

Dennis Warren  
Road Superintendent  
Lake County Public Works/Road Operations  
31150 Industry Drive  
Tavares, FL 32778  
Ph: 352/253-4980

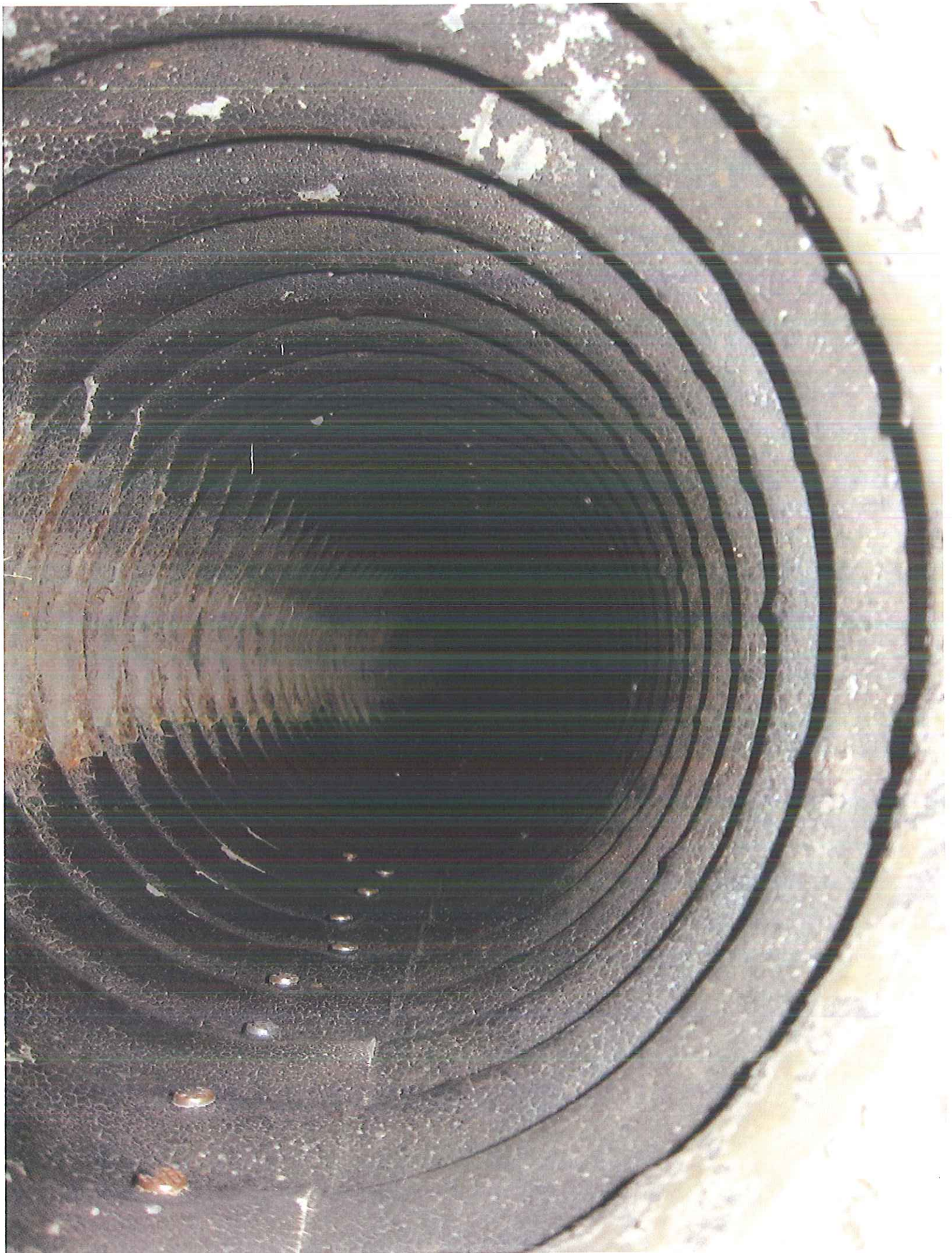
---

**From:** Hamilton, Mary  
**Sent:** Wednesday, November 04, 2009 8:51 AM  
**To:** Warren, Dennis  
**Subject:** Jefferis Ct

Hey Dennis,

I have attached a few photos taken yesterday of Jefferis Ct in the cul de sac area. The resident's Johns and Evelyn Smith live at 812 Jefferis Ct. We met on site with their engineer, David Clutts to discuss option to improve the water quality in Lake Nettie. We are considering a sediment box at the inlet in the cul de sac and Mr. Smith is considering some improvements on his property as well. During the meeting the condition of the roadway was mentioned as it looks rough in some areas. I said there was a pavement rating system but couldn't explain it to them. I do not have a phone number for the resident as I have been coordinating through the engineer. David's number is 742-5011. Please let me know if you need any additional information.

Thanks, Mary





## Hamilton, Mary

---

**From:** Burt, Karen on behalf of Johnson, Jeff  
**Sent:** Thursday, August 07, 2014 3:14 PM  
**To:** Conway, Lori; Hamilton, Mary  
**Cc:** Johnson, Jeff  
**Subject:** Jefferis Ct, Eustis  
**Attachments:** Jefferis Ct.pdf

Att key 1195276

Jeff asked that the attached item be forwarded to your attention.

Thank you,  
KK

### *Karen Burt*

Office Associate III  
Lake County Public Works/ Road Operations Division  
12901 County Landfill Rd, Tavares, FL 32778  
Mailing Address: PO Box 7800, Tavares, FL 32778-7800  
Phone: 352/343-6439 Fax: 352/742-3888  
email: [kburt@lakecountyfl.gov](mailto:kburt@lakecountyfl.gov)

# Request Details Report

Request Number  
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6/24/14 9:30:A

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## Citizen Information

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Phone (352) 988-7869 Ext.  
Alternate Phone  
Email Address

Organization

Requestor  
Contact

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Activity

Issue

Map Page

Drainage

SEC TWN RNG

Address Number 811

Route Jefferis Ct (5467)

Intersect Route

## Details

Via email from Nick McRay: Citizen advised of severe erosion at the end of an existing stormwater pipe off Jefferis Ct at his property draining toward Lake Nettie.

## Notes

## History

8/4/2014

Citizen says that he was told that he would have to grant an easement in order for this to be repaired. He doesn't want to give up his property. His son fell into the ravine and had to be taken to the hospital. He doesn't want to go "the legal route" ... just wants it fixed.

Wall, Treeva

Resolution \_\_\_\_\_

Request Response Date 06/24/2014

Date \_\_\_\_\_

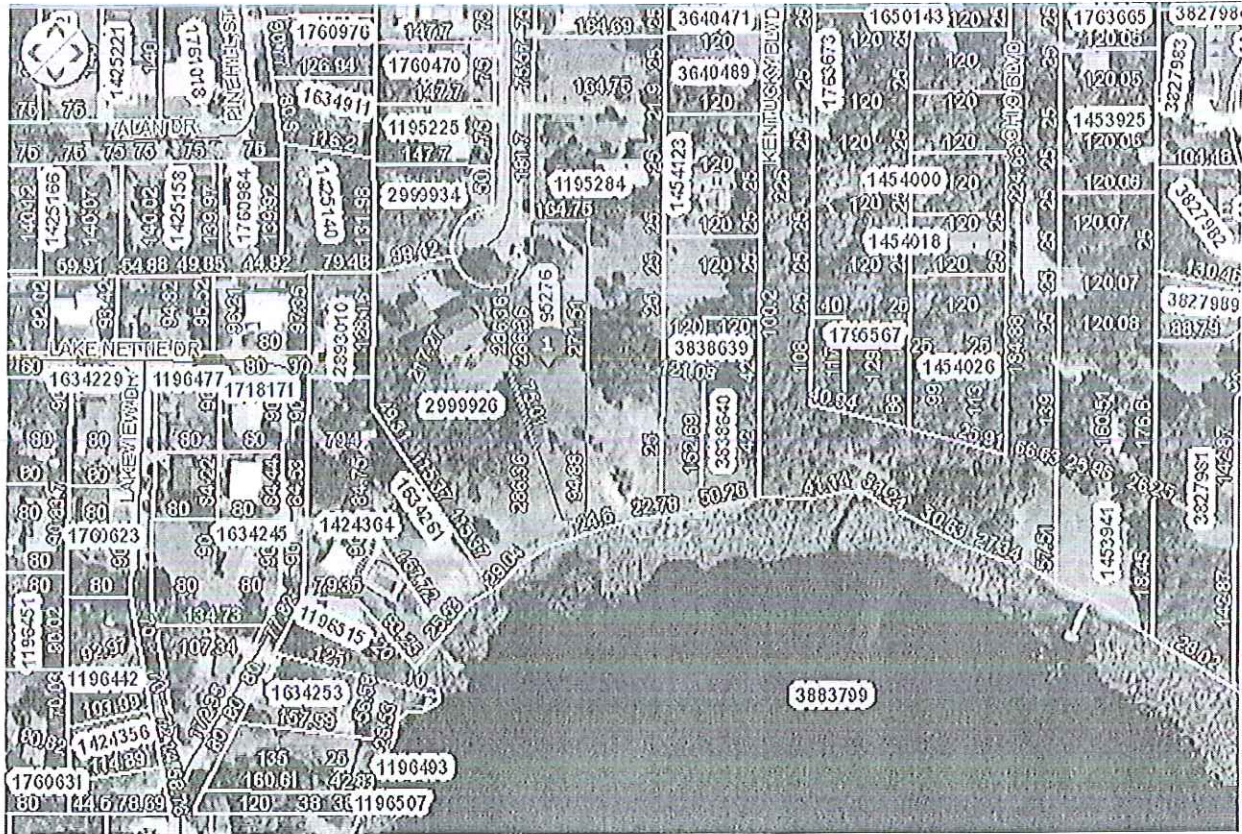
Time Arrived \_\_\_\_\_

Time Departed \_\_\_\_\_

New Interactive Map Beta -- We are nearing the completion of a new Interactive map which will replace this site. We encourage you to test the new site and leave us feedback to help shape its future.

[Beta test the new Interactive Map](#)

[Click here to change page title](#)



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1195276	LUGINBUHL DEAN A & JENNIFER M	811 JEFFERIS CT EUSTIS FL 32726	811 JEFFERIS CT EUSTIS, FL 32726	<a href="#">Zoom In</a>





## Wall, Treeva

---

**From:** Bautista, Natali  
**Sent:** Tuesday, June 24, 2014 8:08 AM  
**To:** Mcray, Nicholas; Burt, Karen; Wall, Treeva  
**Cc:** Johnson, Jeff; Dean, Randy; Lee, Steve  
**Subject:** RE: Drainage Complaint- 811 Jefferis Ct, Eustis

Jefferis Ct is actually in MA3's area.



**From:** Mcray, Nicholas  
**Sent:** Monday, June 23, 2014 3:56 PM  
**To:** Burt, Karen; Bautista, Natali  
**Cc:** Johnson, Jeff  
**Subject:** Drainage Complaint- 811 Jefferis Ct, Eustis

Karen/ Natali,

I received a call from Mr. Dean Luginbuhl 352-988-7869 at above address. He advised of severe erosion at the end of an existing stormwater pipe off Jefferis Ct at his property draining toward Lake Nettie.

I told him I would refer his concern to Maintenance for follow up.

Thanks

Nicholas Mcray, CFM  
Stormwater Project Manager  
Lake County Public Works  
437 Ardice Avenue  
Eustis, FL 32726  
[nmcray@lakecountyfl.gov](mailto:nmcray@lakecountyfl.gov)  
(352)483-9080



## Hamilton, Mary

---

**From:** David Clutts <dclutts@civilengsolutions.com>  
**Sent:** Friday, October 30, 2009 9:13 AM  
**To:** Hamilton, Mary  
**Cc:** 'Civil Engineering Solutions'  
**Subject:** Stormwater Pipe - 812 Jefferis Ct.

Good Morning Mary,

Please keep me posted regarding your research on the easements and historic plans that the county might have that cover this pipe. I'll assist in any way I can.

The Smith's want to cooperate and appear motivated to undertake this project.

I look forward to further discussion regarding this matter.

Thank you,

David

David Clutts, P.E., Principal  
Civil Engineering Solutions, Inc.  
322 North Rockingham Ave.  
Tavares, Florida 32778  
Phone (352) 742-5011  
Fax (352) 742-5044

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## Hamilton, Mary

---

**From:** Hamilton, Mary  
**Sent:** Friday, October 30, 2009 10:36 AM  
**To:** 'David Clutts'  
**Subject:** RE: Stormwater Pipe - 812 Jefferis Ct.

Good morning David,

We are trying to locate the document that showed up on the interactive mapping yesterday. It is a very old deed book so right of way is assisting me. As far as plans, I have not been able to locate anything. I would like to come out and take a look at the area. Are you free Tuesday morning around 9:00? I will provide copies of any documents that we find.

Thanks, Mary

---

**From:** David Clutts [<mailto:dclutts@civilengsolutions.com>]  
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## Hamilton, Mary

---

**From:** David Clutts <dclutts@civilengsolutions.com>  
**Sent:** Friday, October 30, 2009 11:57 AM  
**To:** Hamilton, Mary  
**Subject:** RE: Stormwater Pipe - 812 Jefferis Ct.

Yes, my schedule is open Tuesday morning. I'll let Mr. Smith know we're planning to meet at the site and that we'll be on his property. It is likely he'll be present to assist.

Thanks,

David

---

**From:** Hamilton, Mary [<mailto:mhamilton@lakecountyfl.gov>]  
**Sent:** Friday, October 30, 2009 10:36 AM  
**To:** 'David Clutts'  
**Subject:** RE: Stormwater Pipe - 812 Jefferis Ct.

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Thanks, Mary

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## Hamilton, Mary

---

**From:** Hamilton, Mary  
**Sent:** Friday, October 30, 2009 3:47 PM  
**To:** 'David Clutts'  
**Subject:** RE: Jefferis Ct.

See you then. Mary

---

**From:** David Clutts [<mailto:dclutts@civilengsolutions.com>]  
**Sent:** Friday, October 30, 2009 3:47 PM  
**To:** Hamilton, Mary  
**Subject:** Jefferis Ct.

Tuesday at 9:00am is good for both me and Mr. Smith. Please confirm as soon as possible.

David Clutts, P.E., Principal  
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Tavares, Florida 32778  
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## Hamilton, Mary

---

**From:** Hamilton, Mary  
**Sent:** Tuesday, November 03, 2009 10:32 AM  
**To:** Hogan, Sharon  
**Subject:** map request

Sharon,

Please print me an 11x17 map with the current aerials as background and the contours for Jefferis Ct in Eustis. I will need the entire street from Washington Av to the end of the cul de sac and showing Lake Nettie. The alt key for reference is 2999926.

Thanks, Mary

## Hamilton, Mary

---

**From:** Hamilton, Mary  
**Sent:** Wednesday, November 04, 2009 8:51 AM  
**To:** Warren, Dennis  
**Subject:** Jefferis Ct  
**Attachments:** Jefferis Ct. Eustis 004.jpg; Jefferis Ct. Eustis 006.jpg; Jefferis Ct. Eustis 007.jpg

Hey Dennis,

I have attached a few photos taken yesterday of Jefferis Ct in the cul de sac area. The resident's Johns and Evelyn Smith live at 812 Jefferis Ct. We met on site with their engineer, David Clutts to discuss options to improve the water quality in Lake Nettie. We are considering a sediment box at the inlet in the cul de sac and Mr. Smith is considering some improvements on his property as well. During the meeting the condition of the roadway was mentioned as it looks rough in some areas. I said there was a pavement rating system but couldn't explain it to them. I do not have a phone number for the resident as I have been coordinating through the engineer. David's number is 742-5011. Please let me know if you need any additional information.

Thanks, Mary

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**To:** Dean, Randy; Maint Area3  
**Cc:** Hamilton, Mary; Swenson, Kristian  
**Subject:** FW: Jefferis Ct  
**Attachments:** Jefferis Ct. Eustis 004.jpg; Jefferis Ct. Eustis 006.jpg; Jefferis Ct. Eustis 007.jpg

Randy

See pictures and email. Need some asphalt work. Please try to contact Mr. Smith (phone book has 357-3672 number for a Smith on Jefferis Ct.) and answer any questions he may have about road.

Thanks

Dennis Warren  
Road Superintendent  
Lake County Public Works/Road Operations  
31150 Industry Drive  
Tavares, FL 32778  
Ph: 352/253-4980

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Thanks, Mary







Contact David Curtis  
352-742-5011

- Jeffers Ct. from

Washington Ave. to dead end  
is county maintained

- 812 Jeffers Ct. (Smith property)  
is in City of Eustis

2999926

Downtown DB 338 153

Shows on public work map  
but signs do not found

1633435 - County (11)

1195225 - City (8)

2999926 - City

1517613 - County

1633451 - County

3824920 - City

1195284 - County

1195306 - City

1195276 - County

1760470 - County

2712473

City

1195250

County

3376439

County

1195292

County

3873317

County

1195233

City

1517605

County

3844387

City

3834502

City





# Property Details

General Information	Land Data	Residential Buildings	Misc. Improvements	Sales History	Value
Map of Property	Tax	TRIM Notice			

## General Information

**Alternate Key:** 2999926      **Parcel:** 12-19-26-030000001300  
**Owner Name:** SMITH JOHN B & EVELYN H      **Millage:** 000E (Eustis) : 19.5137  
**Owner Address:** 812 JEFFERIS CT      **Property Location:** 812 JEFFERIS CT  
 EUSTIS, FL 32726-5117      EUSTIS FL 32726

**Legal Description:** EUSTIS, JEFFERIS ESTATES LOT 13, LOT 14, W 69 FT OF LOT |  
 15--LESS N 150 FT & LESS THAT PART OF LAND LYING WITHIN |  
 FOLLOWING DESCRIBED LAND: FROM NW COR OF LOT 15 RUN S 00DEG |  
 08MIN 35SEC W 150 FT FOR POB, RUN N 88DEG 53MIN 20SEC E 69 |  
 FT, S 00DEG 08MIN 35SEC W 391 FT TO N'LY WATERS EDGE OF LAKE |  
 NETTIE & PT A, RETURN TO POB, RUN S 00DEG 08MIN 35SEC W |  
 31.70 FT TO POINT OF BEGINNING OF A CURVE CONCAVE NW'LY & |  
 HAVING A RADIUS OF 50 FT, THENCE S'LY & SW'LY ALONG THE ARC |  
 OF SAID CURVE & N'LY LINE OF LOT 14 THRU A CENTRAL ANGLE OF |  
 61DEG 18MIN 53SEC, AN ARC LENGTH OF 53.51 FT TO A POINT ON W |  
 LINE OF E 26 FT OF SAID LOT 14, S 00DEG 08MIN 35SEC W 112.49 |  
 FT, S 20DEG 08MIN 15SEC E 158.63 FT, S 00DEG 08MIN 35SEC W |  
 53 FT TO N'LY WATERS EDGE OF LAKE NETTIE, N'LY ALONG SAID |  
 N'LY WATERS EDGE OF LAKE TO POB PB 15 PG 25 |  
 ORB 444 PG 69 |

## Land Data

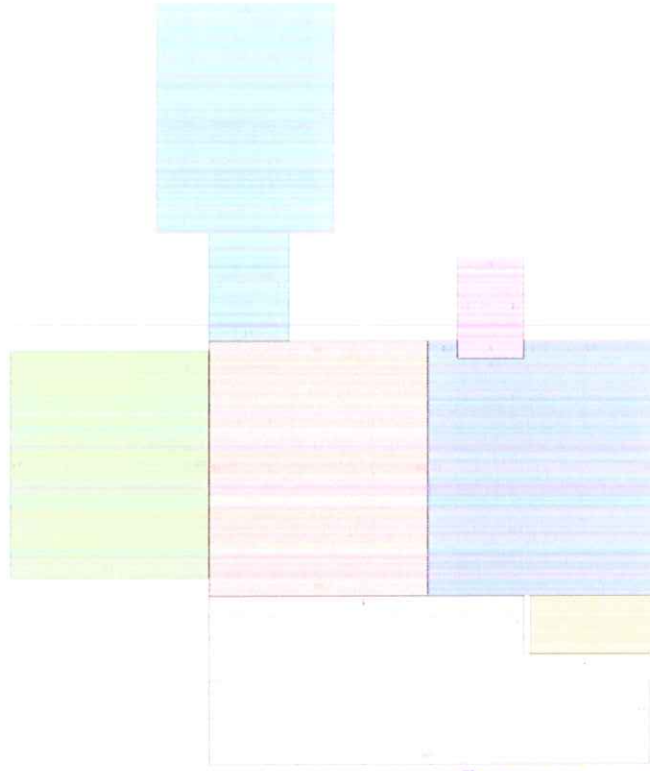
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	DRY SFR LOT (0100)	96	159	LT 13	96	FF	\$0.00	\$23,795.00
2	LAKEFRONT SFR (0103)	116	271	LT 14	116	FF	\$0.00	\$129,920.00

## Residential Building(s)

### Building 001

Summary		Section(s)								
Year Built:	1973	Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
Ground Floor Area:	2541									
Bathrooms (2 Fix):	0	1	FINISHED LIVING AREA (FLA)	Wood (001)	2	900	N	70%	50%	
Bathrooms (3 Fix):	4	2	FINISHED LIVING AREA (FLA)	Wood (001)	2	729	N	0%	0%	
Bathrooms (4 Fix):	0	3	FINISHED LIVING AREA (FLA)	Wood (001)	2	912	N	0%	0%	
Bathrooms (Ex Fix):	0	4	OPEN PORCH	No Wall	1	119	N	0%	0%	

Bedrooms: 0	(OPU)	Type (000)						
Built-In Kitchens: 0								
Fireplaces: 3	5	CANOPY / PATIO - CONCRETE SLAB (CAN)	No Wall Type (000)	1	108	N	0%	0%
	6	GARAGE (GAF)	Wood (001)	1	791	N	0%	0%
	7	OPEN PORCH (OPU)	No Wall Type (000)	1	1081	N	0%	0%



print drawing view fullscreen

### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

O.R. Book	O.R. Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
0444	0069	1/1/1994	WD	U	I	\$0.00

### Value

**Tax Calculation Prior To January 1, 2008**  
 (The amount shown may not include all exemptions.)

### Amendment 1 Additional Homestead Exemption

(Assumes qualifying residential property. No additional exemptions included.)

<b>Total Just Value:</b>		\$399,121.00
<b>Save Our Homes Benefit:</b>	-	\$120,388.00
<b>Other Exemptions:</b>	-	\$25,000.00
<b>Total Taxable Value:</b>	=	\$253,733.00
<b>Millage Rate:</b>	<input type="text" value="0.0195137"/> x	0.0195137
<b>Estimated Ad-Valorem Tax:</b>	=	\$4,951.28

<b>Total Just Value:</b>		\$399,121.00
<b>Save Our Homes Benefit:</b>	-	\$120,388.00
<b>Other Exemptions:</b>	-	\$0.00
<b>Total Homestead:</b>	-	\$50,000.00
<b>Total Taxable Value:</b>	=	\$228,733.00
<b>Millage Rate:</b>	<input type="text" value="0.0195137"/> x	0.0195137
<b>Base Ad-Valorem Tax:</b>	=	\$4,463.42
<b>Non-Exempt School Levies:</b>	+	\$188.30
<b>Estimated Ad-Valorem Tax:</b>	=	\$4,651.72

[What could my ad-valorem taxes be like over time?](#)

[How can the assessment of my homestead property increase even when there has been a reduction in my fair market value?](#)

\* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the [Tax Collector](#) for actual taxation amounts.

### Truth In Millage (TRIM) Notice

- [Notice of Proposed Property Taxes & Proposed or Adopted Non-Ad Valorem Assessments](#)
- [TRIM Notice Informational Supplement](#) (195 KB)

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