



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 Fax: (352) 357-4177 Email: planner@ci.eustis.fl.us

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

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

ADDRESS OF PROPERTY: 626 E Washington St Eustis Florida

Property Owner

Print Name: Montgomery Street Homes
 Mailing Address: 1603 Orrington Ave #13 Evanston IL
 Phone: 4402266292 Fax: _____
 Email: Operations@divvyhomes.com

Applicant/Agent (if different from property owner)

Print Name: William Harmening II
 Mailing Address: 1702 Espanola Dr Orlando, FL 32804
 Phone: 4073833960 Fax: _____
 Email: wharmening@hcpmlc.com

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

Applicant/Owner: William Harmening II *WH* Date: 4/26/2023

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.

We are requesting permission to remove the deck, which is currently unsafe.

This deck added at some point, and we are quite confident that this deck was not originally on the house because of the way it is constructed.

There is a door which leads out onto the deck, and we are proposing to close that door in and finish the exterior with stucco of the original stucco type. We will finish the inside with drywall.

We feel that from a historic preservation standpoint, after these renovations have been made, this home will be much closer to the way it was when it was originally built.

OFFICIAL USE ONLY

Date Received: _____
 File No.: _____

Historic Preservation Board Meeting Date: _____
 Was a COA issued? Yes _____ No _____

Administrative Approval

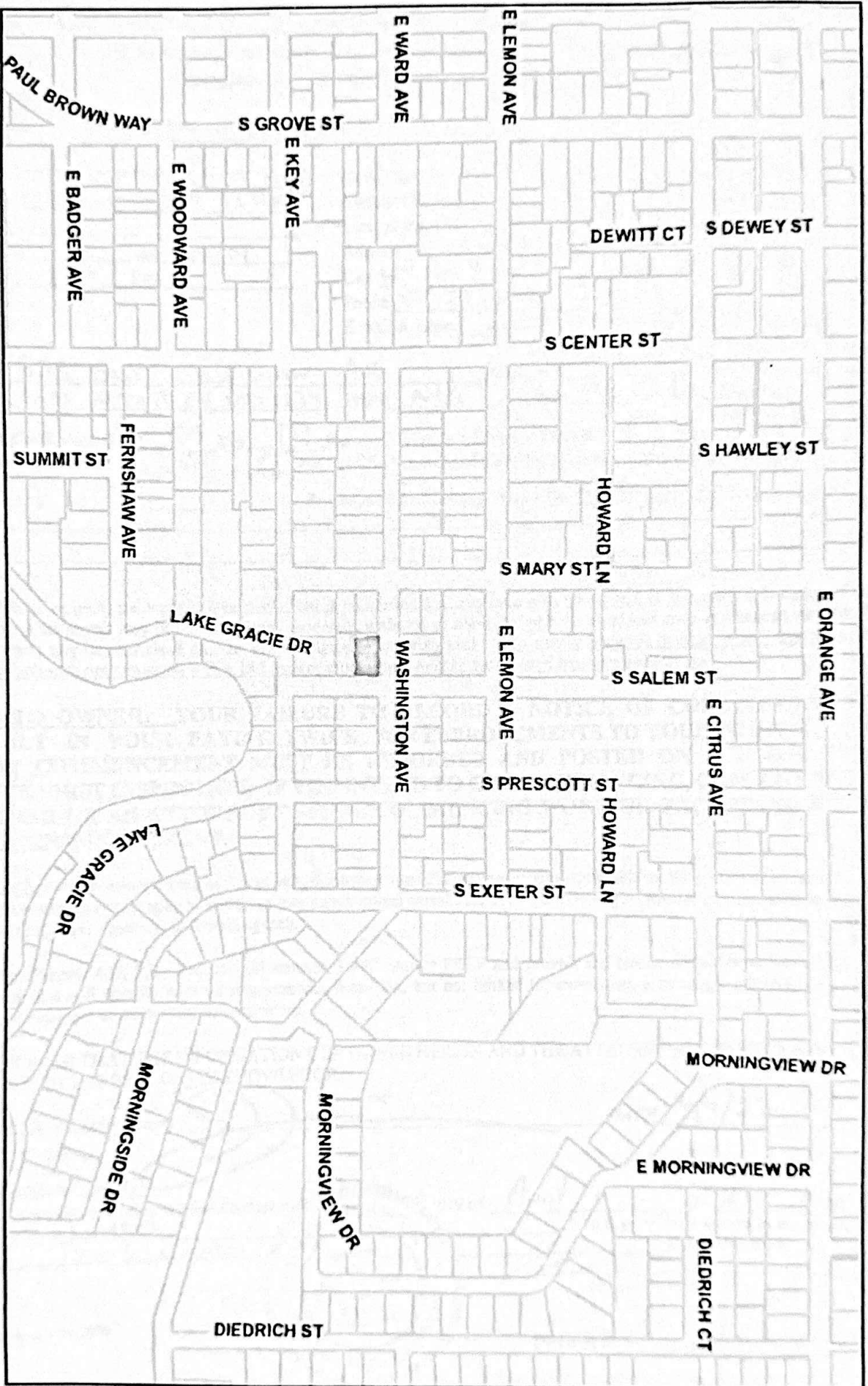
Application Approved: _____ Approved with Conditions: _____ Application Denied: _____
 Conditions/Reasons: _____

Signed: _____ Date: _____

June 23, 2016

Street Names

Tax Parcels





CITY OF EUSTIS -- BUILDING PERMIT APPLICATION

111 E. Orange Avenue, P. O. Drawer 68, Eustis, FL 32727-0068
Telephone: 352-483-5462---Fax: 352-589-2651

Code in Effect: FLORIDA BUILDING CODE 2020, 7th Edition

Property Owner MONTGOMERY STREET HMO
Address 1603 ORNEWTON AVE 13 FLOOR
City EVANSTON
State ILLINOIS Zip 60201
Phone 833600-0096 Fax _____

Contractor(Applicant)
License Holder JASON L. LIVINGSTON
License Number CGC 1515641
Address 1564 WASHINGTON RD
City WESTER PARK State FL Zip 32789
Phone 407-342-6816 Fax _____
E-mail Address: slharrish@ale@gmail.com

Project Address 626 EAST WASHINGTON AVE Alt. Key # _____
Subdivision EUSTIS N 70 FT OF LOT 1214 Phase N/A Blk 94 Lot 1234

Responding to a Code Violation? Yes No Within a Historic District? Yes No
Is property in a Floodplain? Yes No If "Yes" Base flood elevation must be provided on your Site Plan.

Contract Price/Value: \$ _____ Proposed Project Description/Scope: TEAR DOWN
Deck

It is agreed that in all respects the work will be performed & completed in accordance with the permitted and applicable codes of the local jurisdiction. This permit may be revoked at any time upon violation of any of the provisions of said laws, ordinances, or rules & regulations, or upon any unauthorized change in the original approved plans. This permit becomes invalid if an inspection for permanent construction is not requested within 180 days or more than 6 months has elapsed between inspections.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other government entities, such as water management districts, state agencies, or federal agencies.

I certify that, per Chapter 469, F.S., Asbestos Abatement, I will contact FDEP and provide the Notice of Asbestos Renovation or Demolition Form, and will comply with all requirements, including, but not limited to, conducting a thorough asbestos inspection prior to the commencement of demolition or renovation.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

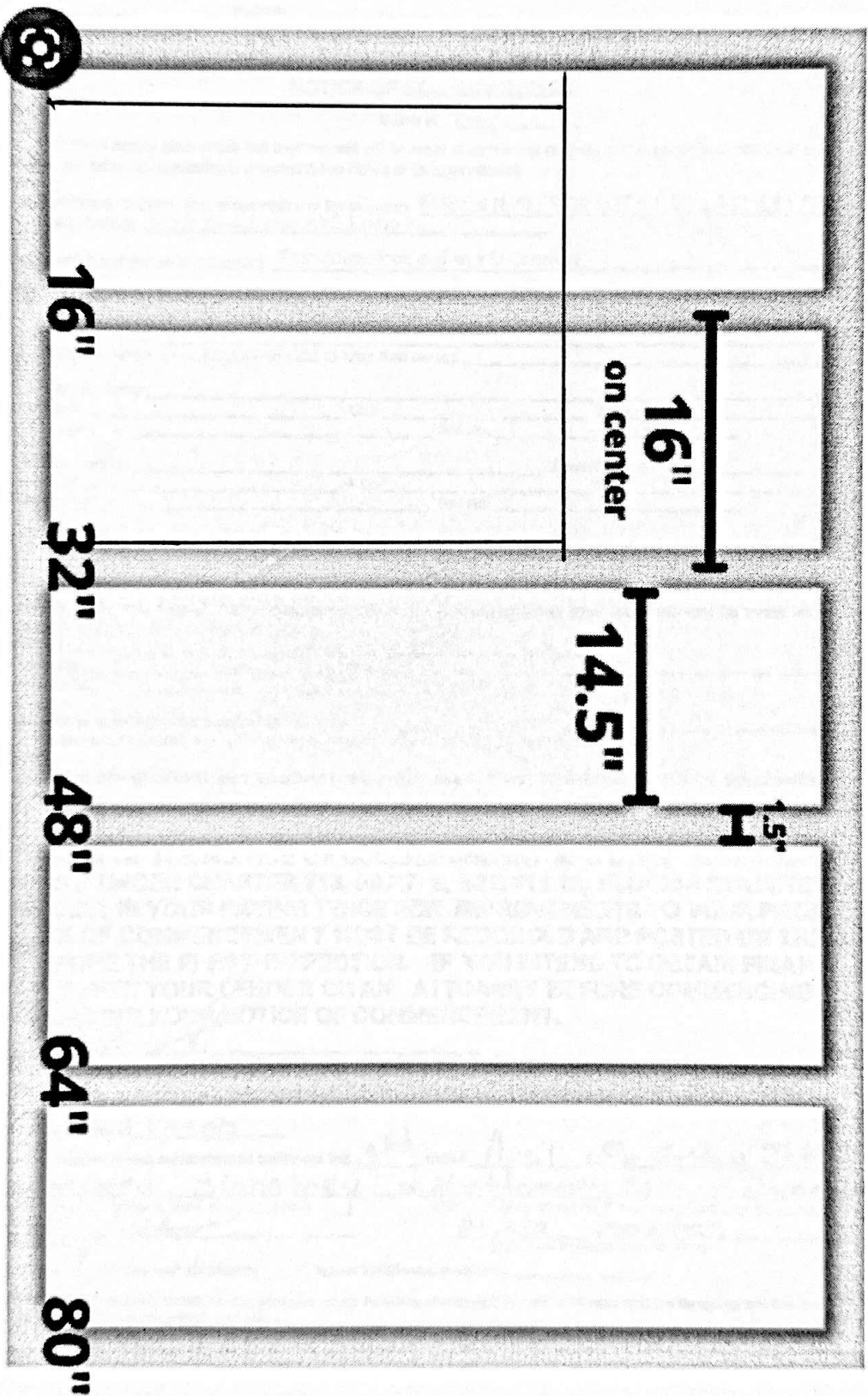
SIGNATURE (Contractor/Applicant) _____ DATE 4/7/23

STATE OF ^{Virginia} FLORIDA
COUNTY OF LAKE ALBERTA
The foregoing instrument was acknowledged before me on this 7 day of April, 20 23 by Jason Livingston, who is personally known to me or who has produced Drivers License as identification.



Notary Public

WILSON
636 E WASHINGTON ST
EUSTIS, FL



- 1) REMOVE DOOR
- 2) FRAMES IN WITH JOY 16" OC
- 3) DETAIL
- 4) STUCCO EXTERIOR

Record and Return to:

File No: _____ Prepared by: _____ Name _____
Permit No.: _____ Address: _____
Key No. _____
Tax Folio/Parcel ID: _____

NOTICE OF COMMENCEMENT

State of Florida County of Lake

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida State Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: (Legal description of the property): EUSTIS N 70 FT OF LOTS 1, 2, 3, 4 BLK 94 PB 1
Property Address: 626 E Washington AVE Eustis FL
2. General Description of Improvement: Tear down deck and wall in doorway.
3. Owner Information: Name: Montgomery St Homes II, LLC
Address: 1603 Orrington Avenue City: Evanston State IL
Interest in Property: Owner
Name and Address of Fee Simple Titleholder (if other than owner): _____
4. Contractor: Name: _____
Address: _____ City: _____ State _____
Phone No. _____ Fax No. _____
5. Surety: Name: _____ Amount of Bond \$ _____
Address: _____ City: _____ State _____
Phone No. _____ Fax No. _____
6. Lender: Name: _____
Address: _____ City: _____ State _____
Phone No. _____ Fax No. _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)(7), Florida Statutes:
Name: _____
Address: _____ City: _____ State _____
Phone No. _____ Fax No. _____
8. In addition to himself or herself, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
9. Expiration date of Notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified). _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SEC 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager
Regional Manager of East Coast operations
Signatory's Title/Office
State of Florida, County of Pasco

The foregoing instrument was acknowledged before me this 3rd day of April, 2023 by Joshua Jett, as
Authorized signatory for Montgomery Street Homes II
(Type of authority e.g., officer, trustee, attorney in fact) (Name of party on behalf of who instrument was executed)

Signature of Notary Alusia Santos Print, Type or Stamp Name of Notary

Personally known OR Produced Identification _____ Type of Identification Produced: _____

Verification pursuant to Section 92.526, Florida Statutes: under Penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Natural Person, Signing Above

6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

OWNER INITIAL *JJ*

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner/builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner/builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner/builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

OWNER INITIAL *JJ*

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation.

OWNER INITIAL *JJ*

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner/builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

OWNER INITIAL *JJ*

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at WWW.DBPR.COM for more information about licensed contractors.

OWNER INITIAL *JJ*

11. I am aware of, and consent to, an owner/builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address : _____

OWNER INITIAL *JJ*

12. I agree to notify the Building Department, immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

OWNER INITIAL *JJ*

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner/builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

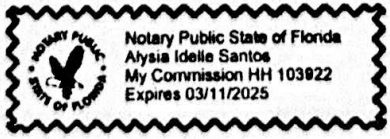
This _____ Day of _____ the Year _____, I, the undersigned, have read the preceding and understand the responsibility off acting as my own contractor, and having been noticed of the above Florida Statutes, will abide by the laws governing the municipality having jurisdiction and the State of Florida.

I further state that I have the knowledge and ability to do the work proposed, and I assume full responsibility for familiarizing myself with all the municipality having jurisdiction codes and building regulations. In the event a building inspector requires corrections to be made, I will make such corrections and call for a re-inspection before proceeding. I understand the Building Department is not responsible for instructing me on what to do. I understand I may subject myself to code enforcement action by not requesting and obtaining, Final Inspection Approval prior to engaging in the use of the proposed development.

STATE OF FLORIDA, COUNTY OF Pasco

JJ
SIGNATURE OF OWNER/BUILDER AND DATE

I HEREBY CERTIFY that on this day, before me on this 3rd day of April, 2023, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Joshua Jett who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



Alysia Santos
NOTARY PUBLIC



HOMEOWNER AFFIDAVIT

Parcel ID #: 11-19-26-0100-094-00100
Property Owners Name: Montgomery Street Homes II LLC
Property Owners Address: 1603 Orrington Avenue, 13th Floor, Evanston IL 60201

The undersigned, being first duly sworn by me an officer authorized to take oaths and make acknowledgments in the State of Florida as follows:

Notice to Property Owner: Prior to filling out a Notice of Commencement, it is important to consult an attorney or any lending institution that you may have applied for a mortgage or construction loan to finance the improvements to your property.

The Notice of Commencement should not be filed before the mortgage or construction loan is closed.

'FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR THE BUILDING IMPROVEMENTS'. NOTICE OF COMMENCEMENT MUST BE FILED WITH THE CLERK OF THE COURT, AND A COPY MUST BE PROVIDED TO THE CITY OF EUSTIS PRIOR TO THE FIRST INSPECTION.

Handwritten signature of Property Owner over a line labeled 'Property Owner's Signature'.

Handwritten date '4/3/2023' over a line labeled 'Date'.

STATE OF FLORIDA, COUNTY OF Pasco
Sworn to and subscribed before me this 3rd day of April, 2023
by Joshua Jett
Personally Known X OR
Produced Identification
Type of Identification Produced:
Signature of Notary Public, State of Florida: Alysia Santos
Notary Public State of Florida
Alysia Idelle Santos
My Commission HH 103822
Expires 03/11/2025
Print, Type or Stamp Commissioned Name of Notary Public