

**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](mailto: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: 524 E. Lemon Ave

**Property Owner**

Print Name: Alison A. Funston  
Mailing Address: 524 E. Lemon Ave Eustis, FL 32726  
Phone: 321-395-1581 Fax: \_\_\_\_\_  
Email: alison.a.funston@gmail.com

**Applicant/Agent** (if different from property owner)

Print Name: Carlos Roos - Florida Quality Fence LLC  
Mailing Address: 10901 Satellite Blvd Orlando FL 32837  
Phone: 407-730-6800 Fax: \_\_\_\_\_  
Email: office@floridaqualityfence.com

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

Applicant/Owner: Alison Funston Date: 1/12/2023

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 ☒ Fence

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.

126' ft 4' tall 1 gate in chesnut stepped vinyl fence.  
and 183' ft 5+1' tall 1 gate double door chesnut  
stepped top picket fence.

**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: \_\_\_\_\_

NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON DESCRIPTIVE DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

Boundary



And  
Mapping  
Associates, Inc.

LAND  
SURVEYORS  
LB 4565

160 INTERNATIONAL PARKWAY  
SUITE 170  
HEATHROW, FLORIDA 32746  
PH. (407) 696-1155

FLOOD ZONE REFERENCE:

PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12069C 0356 E DATED 12-18-12.

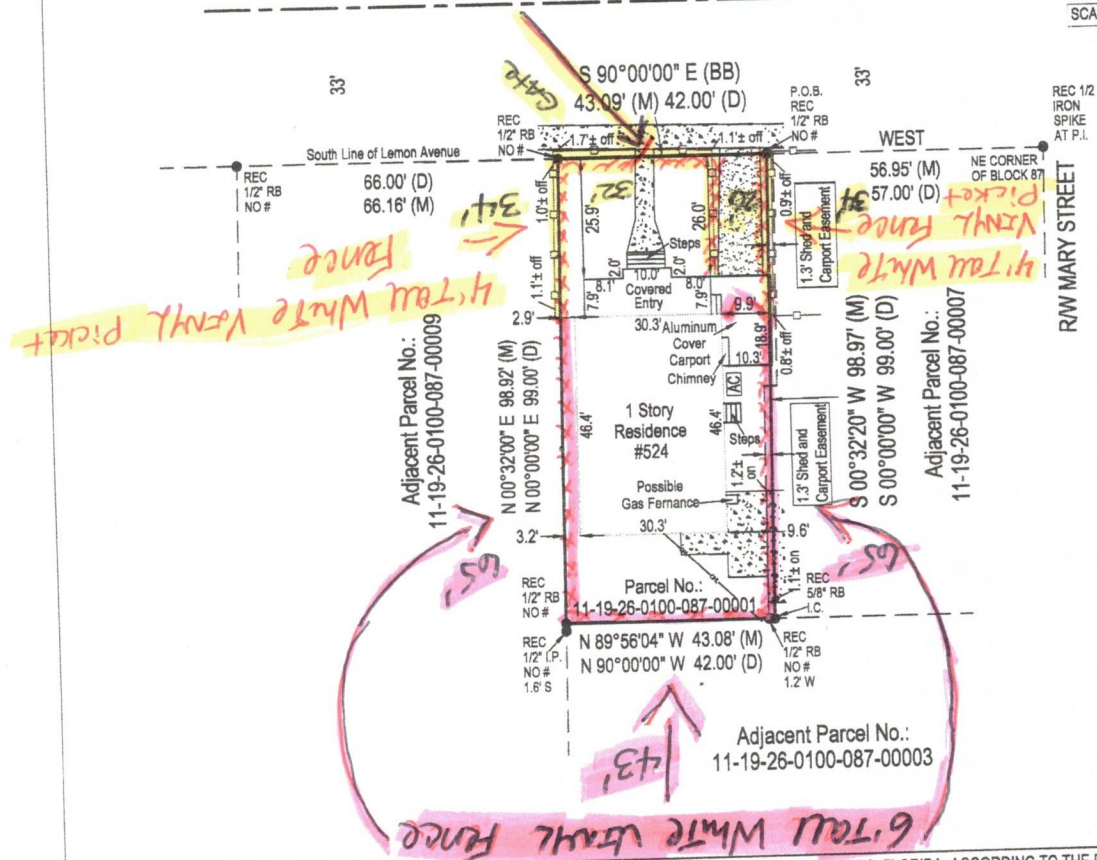


Note: Property Subject To  
Shed and Carport Easement  
Recorded in Official Records  
Book 4044, Page 1718.

Property Address: 524 E. LEMON AVENUE

C/L LEMON AVENUE (66' R/W PER PLAT)

SCALE 1" = 30'



DESCRIPTION: BEGIN AT A POINT 57 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 87 IN THE CITY OF EUSTIS, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 79, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH 99 FEET, THENCE WEST 42 FEET THENCE NORTH 99 FEET TO THE SOUTH LINE OF LEMON AVENUE, THENCE EAST ALONG THE SOUTH LINE OF LEMON AVENUE 42 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:

ALISON A. FUNSTON  
AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE CO, LLC  
CHELSEA TITLE COMPANY  
CHICAGO TITLE INSURANCE COMPANY

1209 N. DONNELLY ST.  
MOUNT DORA, FL 32757



JOB NO.: 19-249

DATE: FIELD: 02-14-19

SIGNED: 02-15-19

DRAWN BY: JDB

P.C.: KJ

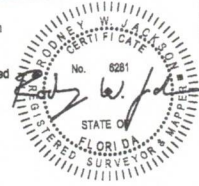
CHECKED BY: RWJ

LEGEND

- |                                |                              |                        |                                          |
|--------------------------------|------------------------------|------------------------|------------------------------------------|
| REC. - RECOVERED               | PRC - POINT OF REVERSE CURVE | Point Not Found or Set | P.O.L. - DENOTES REFERENCE POINT ON LINE |
| I.P. - IRON PIPE               | R.P. - RADIUS POINT          |                        |                                          |
| I.C. - ILLEGIBLE CAP #         | R - RADIUS                   |                        |                                          |
| C.M. - CONCRETE MONUMENT       | L - LENGTH OF ARC            |                        |                                          |
| RB. - REBAR                    | S.E. - SIDEWALK EASEMENT     |                        |                                          |
| RAD. - RADIAL                  | U.E. - UTILITY EASEMENT      |                        |                                          |
| N.R. - NOT RADIAL              | D.E. - DRAINAGE EASEMENT     |                        |                                          |
| N&D - NAIL & DISC              | L.E. - LANDSCAPE EASEMENT    |                        |                                          |
| (P) - PER PLAT                 | P.E. - POOL EQUIPMENT        |                        |                                          |
| (M) - AS MEASURED              | P.P. - POWER POLE            |                        |                                          |
| (D) - PER DESCRIPTION          |                              |                        |                                          |
| O.L. - ON LINE                 |                              |                        |                                          |
| P.C. - POINT OF CURVATURE      |                              |                        |                                          |
| P.T. - POINT OF TANGENCY       |                              |                        |                                          |
| P.O.B. - POINT OF BEGINNING    |                              |                        |                                          |
| P.O.C. - POINT OF COMMENCEMENT |                              |                        |                                          |
| P.B. - PLAT BOOK               |                              |                        |                                          |
| P.G. - PAGE                    |                              |                        |                                          |
| O.R.B. - OFFICIAL RECORDS BOOK |                              |                        |                                          |
| M.B. - MAP BOOK                |                              |                        |                                          |

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

RODNEY W. JACKSON,  
PSM 6281



Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.





10901 Satellite Blvd, Orlando FL 32837

Office: 407-730 6800

Website: www.FloridaQualityFence.com

Email: Sales@FloridaQualityFence.com

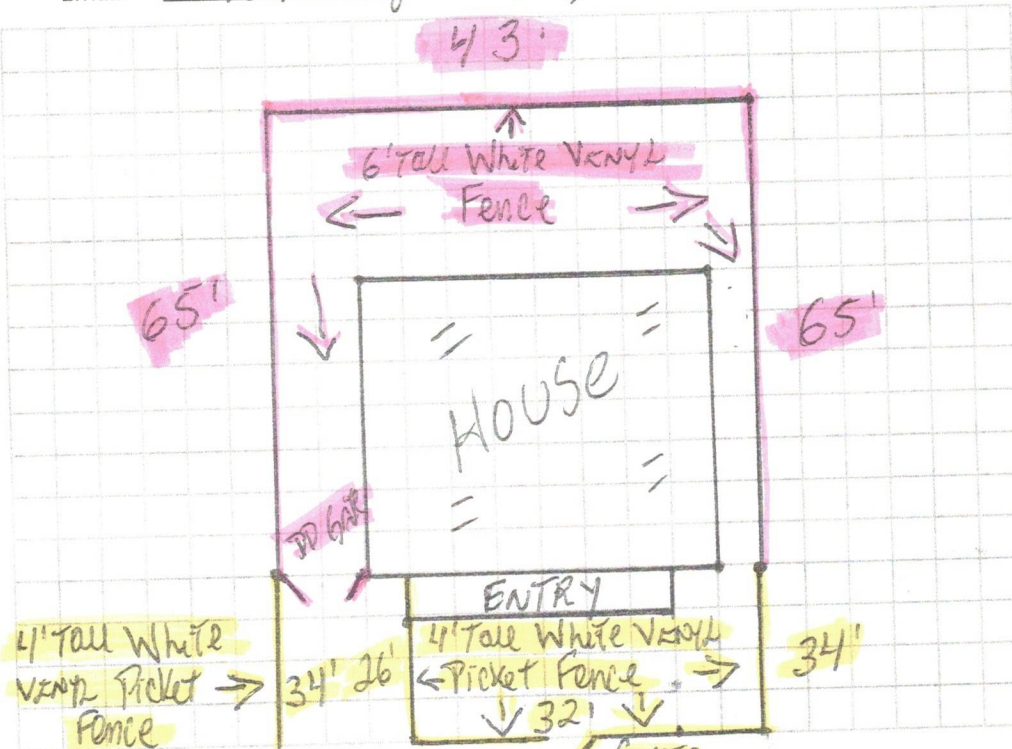


Name: Allison Funston  
 Address: 524 E Lemon Ave, Eustis FL 32726  
 Email: alison.a.funston@gmail.com

Date: 12/14/2022  
 Phone: 3213951581  
 Phone: \_\_\_\_\_

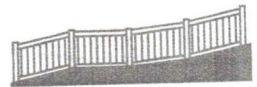
## Job Notes

\* All posts cemented.  
 \* HD Gate Posts.  
 \* Stainless Steel Hardware for Gates.



Labor Warranty 3 Years  
 Material Warranty 30 Years  
 HOA Required YES NO  
 Permit Required YES NO  
 Survey Available YES NO  
 Clearing of Fence Required YES NO  
 Clearing to be performed by Owner Company  
 Take Down and haul Away 94' sf  
 Take Down and haul Away \$ Included

Product:	Product:
Style: <u>CHERRY</u>	Style: <u>CHERRY</u>
Color: <u>White</u>	Color: <u>White</u>
Height: <u>4' TALL</u>	Height: <u>5' + 1'</u>
# Gates: <u>1 x 50"</u>	# Gates: <u>1 x 9' 50"</u>
Picket Size: <u>1 1/2 x 4 1/2</u>	Picket Size: <u>1 1/2 x 1 1/2</u>
Rail Size: <u>3 1/2</u>	Rail Size: <u>5 1/2 - 3 1/2</u>
Post Size: <u>5 x 5</u>	Post Size: <u>5 x 5</u>
Post Space: <u>6' 1"</u>	Post Space: <u>6' 1"</u>
Post Set in: <u>Concrete / Soil</u>	Post Set in: <u>Concrete / Soil</u>
Post Cap: <u>Yucca</u>	Post Cap: <u>Yucca</u>
Footage: <u>126'</u>	Footage: <u>133'</u>
Credit Card \$ <u>14,590</u>	CASH \$ <u>14,150</u>

☐ Installation Type


Total Contract Amount: \$ 14,150

Deposit: \$ 7,075

Balance Due On Completion: \$ 7,075

Check Credit Card Financed  
 Check Credit Card Financed

Customer: Allison FunstonDate: 12/26/2022Company Representative: Fabian CastilloDate: 12/26/2022















