

Permit Number: \_\_\_\_\_  
Folio/Parcel ID #: \_\_\_\_\_  
Prepared by: Scott Rosenbaum

Return to Scott Rosenbaum  
19902 NW 190th Ave HS  
32143

Inst: 202612015601 Date: 07/24/2026 Time: 2:50PM  
Page 1 of 1 B: 1573 P: 1010, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AK  
Danniv Clerk

### NOTICE OF COMMENCEMENT

State of Florida, County of Columbia

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

- 1 Description of property (legal description of the property, and street address if available)  
18818 S US Hwy 441
- 2 General description of improvement Build Work Shop
- 3 Owner Information or Lessee Information if the Lessee contracted for the improvement  
Name Kim McConnell  
Address 18818 S US Hwy 441  
Interest in Property OWNER  
Name and address of the single titleholder (if different from Owner listed above)  
Name WA  
Address \_\_\_\_\_
- 4 Contractor  
Name Scott Rosenbaum Telephone Number 352-538-3877  
Address 19902 NW 190th Ave Ft. Lauderdale
- 5 Surety (if applicable, a copy of the payment bond is attached)  
Name WA Telephone Number \_\_\_\_\_  
Address \_\_\_\_\_ Amount of Bond \$ \_\_\_\_\_
- 6 Lender  
Name \_\_\_\_\_ Telephone Number \_\_\_\_\_  
Address \_\_\_\_\_
- 7 Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by §713.13(1)(a)7, Florida Statutes.  
Name WA Telephone Number \_\_\_\_\_  
Address \_\_\_\_\_
- 8 In addition to himself or herself, Owner designates the following to receive a copy of the Lienor's Notice as provided in §713.13(1)(b), Florida Statutes.  
Name WA Telephone Number \_\_\_\_\_  
Address \_\_\_\_\_
9. Expiration date of notice of commencement (the expiration date will be 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 I, SECTION 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.

X Kimberly A. McConnell  
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

Signature's Title/Office

The foregoing instrument was acknowledged before me this day of June, 2026, by Kimberly McConnell  
as \_\_\_\_\_  
Type of authority: officer, trustee, attorney in fact Name of party on behalf of whom instrument was executed

Heather Clarich  
Signature of Notary Public - State of Florida Print, type, or stamp commissioned name of Notary Public

Personally Known X OR Produced ID  
Type of ID Produced \_\_\_\_\_



HEATHER N. CLARICH  
Commission # HH 074163  
Expires May 25, 2029

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