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SAINT PETERSBURG CITY COUNCIL

Meeting of July 9, 2009

TO: **THE HONORABLE JEFF DANNER, CHAIR, AND MEMBERS OF CITY COUNCIL**

SUBJECT: Resolution approving the plat of Duane E. Roberts Subdivision, generally located at 3930 – 41st Street North (City File: 07-20000012).

RECOMMENDATION: The Administration recommends **APPROVAL**.

DISCUSSION:
The applicant is requesting approval of a plat for a single lot in a residential neighborhood. The Code requires unplatted land to be platted prior to development. Approval of the plat will permit the applicant to develop the lot with a new single-family home.

The City Council previously approved this plat on August 7, 2008. However, the applicant was unable to record the plat within six (6) months. As a result, the previous approval became void. The request will reapprove the plat and allow the applicant to proceed.

No special conditions are necessary.

Attachments: Map, Aerial, Resolution

APPROVALS:

Administrative: _____

Budget: NA

Legal: _____

RESOLUTION NO. _____

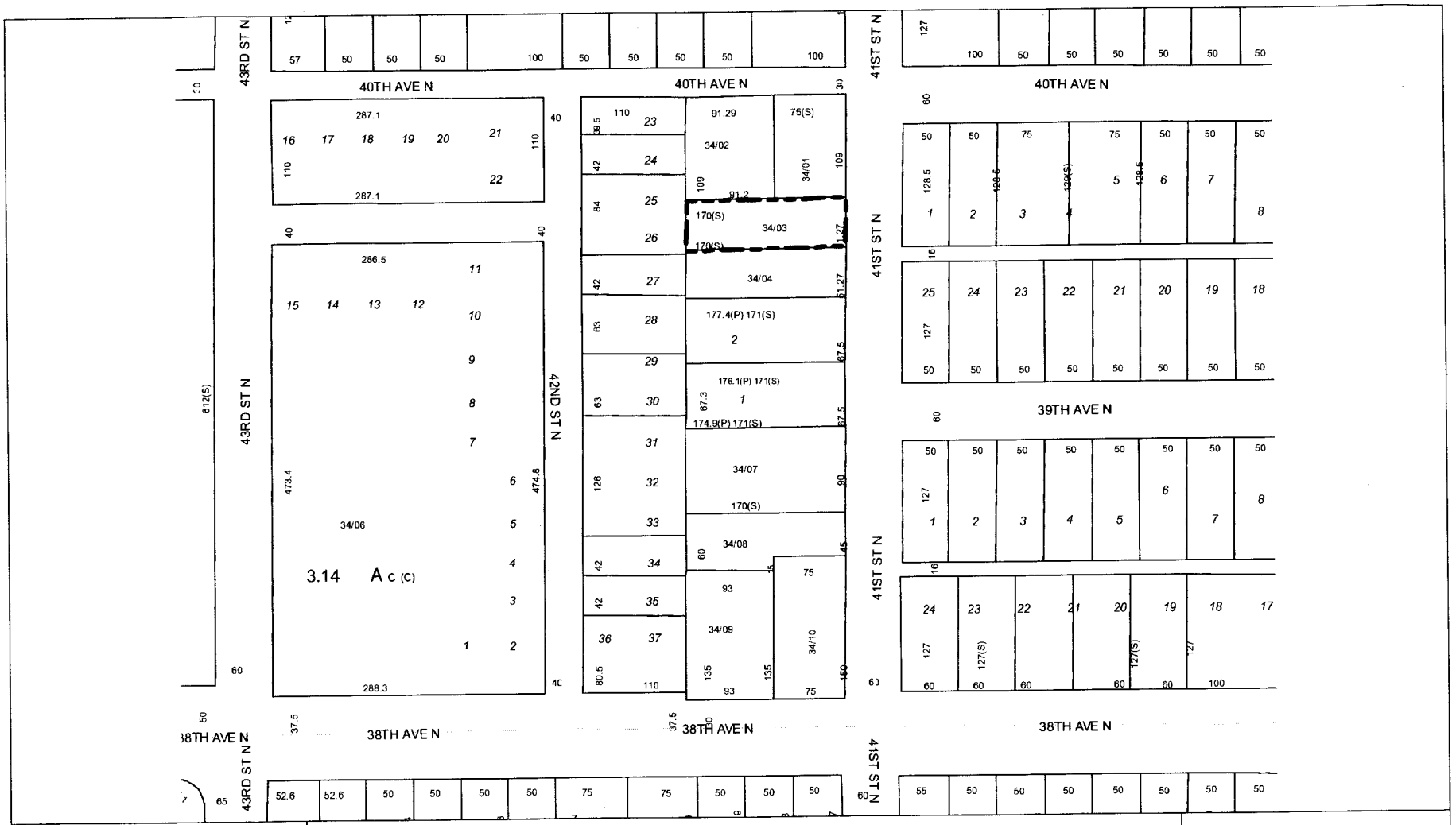
A RESOLUTION APPROVING THE PLAT OF DUANE E. ROBERTS SUBDIVISION, GENERALLY LOCATED AT 3930 – 41ST STREET NORTH; SETTING FORTH CONDITIONS FOR APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the plat of Duane E. Roberts Subdivision, generally located at 3930 – 41st Street North, is hereby approved.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

Development Services Department	5/29/09 Date
City Attorney (Designee)	6-1-09 Date



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Development Services Department
Case No.: 07-20000012
Duane E. Roberts Subdivision

N↑
(nts)

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Development Services Department
Case No.: 07-20000012
Duane E. Roberts Subdivision

N↑
(nts)

DUANE E. ROBERTS SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST, CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA.

DESCRIPTION:

THE NORTH 91.27 FEET OF THE SOUTH 92.54 FEET OF THE EAST 3 ACRES OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4, LESS THE EAST 30 FEET THEREOF, SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, RUN THENCE SOUTH 89°36'54" WEST, 2101.29 FEET; THENCE NORTH 00°36'10" WEST, 694.05 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89°36'10" WEST, 91.35 FEET; THENCE NORTH 00°34'49" WEST, 170.62 FEET; THENCE NORTH 00°41'31" WEST, 91.27 FEET; THENCE SOUTH 89°36'10" EAST, 170.70 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT OAKWOOD INVESTMENTS CORPORATION, A FLORIDA CORPORATION, IS THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND PLATTED AS "DUANE E. ROBERTS SUBDIVISION," AND DEDICATES TO THE PUBLIC IN GENERAL ALL STREETS AND PUBLIC EASEMENTS, IF ANY, AS MAY BE SHOWN ON THIS PLAT OF SAID LANDS.

WITNESS' SIGNATURE _____ _____ DUANE E. ROBERTS, PRESIDENT
OAKWOOD INVESTMENTS CORPORATION,
A FLORIDA CORPORATION

WITNESS' PRINTED NAME _____

WITNESS' SIGNATURE _____

WITNESS' PRINTED NAME _____

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2008 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED DUANE E. ROBERTS, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF OAKWOOD INVESTMENTS CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREINBEFORE CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE THEIR OWN FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND SAID DEDICATION IS THE ACT AND DEED OF SAID OFFICERS.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES _____ COMMISSION NO. _____

_____ _____
SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

SURVEYOR'S REPORT:

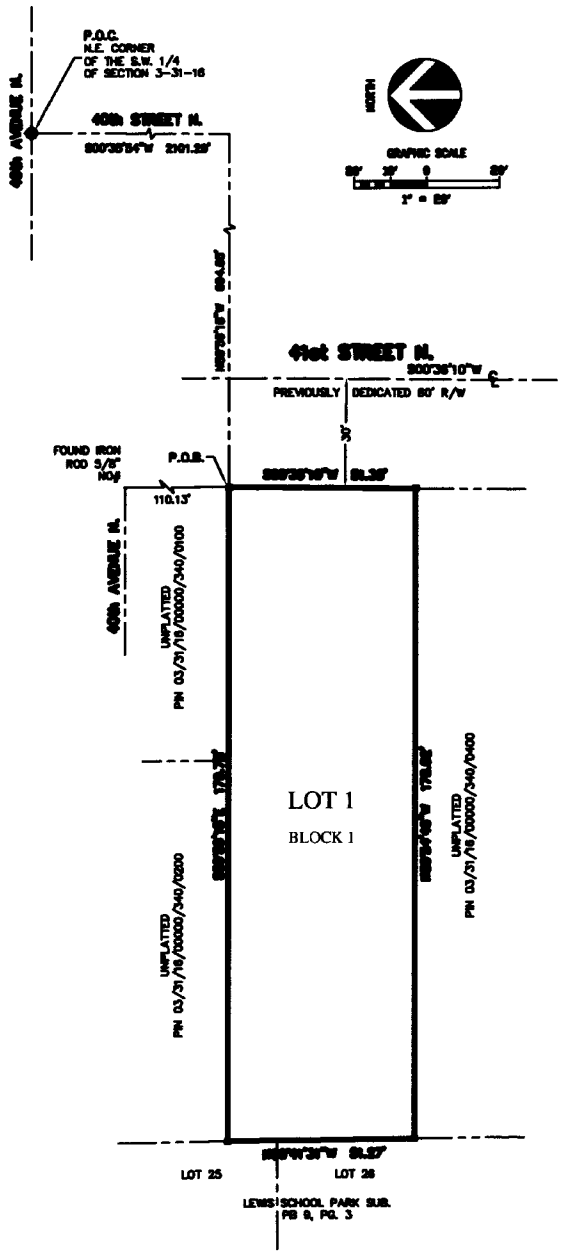
1) BASIS OF BEARINGS: CENTERLINE OF 41ST ST. N. @ S00°36'10"W

2) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) ALL PUBLIC UTILITY EASEMENTS MUST PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

CONSENT TO PLAT:

GEORGE SCRIBANO, AS MORTGAGEE UNDER CERTAIN MORTGAGE DATED APRIL 28, 2004, RECORDED IN O.R. BOOK 13539, PAGE 891, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE CONSENT TO PLATTING AS RECORDED IN O.R. BOOK 16080, PAGE 2382 DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON AND AGREES THAT IN THE EVENT OF THE FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.



LEGEND

■	SET NAIL & DISK (P.R.M. LB #760) IN FOUND 3"X3" CONCRETE MONUMENT
℄	CENTERLINE
O.R.	OFFICIAL RECORD
PB.	PLAT BOOK
PG.	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY

CERTIFICATE OF APPROVAL BY CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF PINELLAS

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA THIS _____ DAY OF _____, 2008 A.D. PROVIDED THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA WITHIN SIX (6) MONTHS FROM THE DATE OF THIS APPROVAL.

_____
MAYOR: RICK BAKER

APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2008 A.D.

_____ CHAIRPERSON _____
(SIGNATURE) (PRINTED NAME)

CERTIFICATE OF APPROVAL OF COUNTY CLERK:
STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2008.

KEN BURKE, CLERK BY: _____
PINELLAS COUNTY, FLORIDA DEPUTY CLERK

CERTIFICATE OF CONFORMITY BY SURVEYOR:

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 OF THE FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER.

_____ _____
MATTHEW B. PICKEL DATE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #6125

SURVEYOR'S CERTIFICATE:

I, JOHN C. BRENDLA, OF JOHN C. BRENDLA & ASSOCIATES, INC., MAKER OF THIS PLAT, DO CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT THE PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES, AND I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL IN CONFORMITION REQUIRED BY FLORIDA STATUTE 177.091, AND THAT ON THE _____ DAY OF _____, 2008, THE PERMANENT REFERENCE MONUMENTS (P.R.M.) LOT CORNERS WERE PLACED AS SHOWN HEREON, AS REQUIRED BY LAW. SIGNED ON THIS _____ DAY OF _____, 2008.

_____
JOHN C. BRENDLA, REGISTERED LAND SURVEYOR
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO.1289
(LICENSED BUSINESS NO. 760)

JOHN C. BRENDLA AND ASSOCIATES, INC.
Consulting Engineers and Land Surveyors

JCB
L.B. 760

4015 83rd Avenue North
Pinellas Park, Florida 33781
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Facsimile (727) 577-6832