



**CITY OF ST. PETERSBURG
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**LOT LINE ADJUSTMENT
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, November 4, 2020 at 2:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.:	20-11000020	PLAT SHEET:	F-18
REQUEST:	Approval of a lot line adjustment with a variance to the required lot area from the required 5,800 square-feet to 5,100 square feet proposed in the NT-2 zoning district.		
OWNER:	Michelle Pudlak 744 32 nd Avenue North Saint Petersburg, Florida 33704		
ADDRESS:	744 32 nd Avenue North		
PARCEL ID NO.:	07-31-17-79596-000-0280		
LEGAL DESCRIPTION:	On File		
ZONING:	Neighborhood Traditional Single-Family (NT-2)		

Structure	Required	Requested	Variance	Magnitude
Lot Area (N102' of Lot 28 & S102' of Lot 28)	5,800-sq. feet	5,100-sq. feet	700-sq. feet	12%

BACKGROUND: The subject property, located at 744 32nd Avenue North, consists of one fully platted lot of record (Lot 28 of Seminary Heights Subdivision). The lot currently consists of one single family home that was constructed in 1957.

The property has a zoning designation of Neighborhood Traditional, Single-Family (NT-2). The minimum lot width in NT-2 zoning districts is 50-feet and the minimum lot area is 5,800 square feet. The proposed lots are considered to be substandard in lot area. The subject subdivision, Seminary Heights Subdivision, was recorded in 1921.

CONSISTENCY REVIEW COMMENTS: The Planning & Development Services Department staff reviewed this application in the context of the following criteria excerpted from the City Code and found that the requested variance is **consistent** with these standards. Per City Code Section 16.70.040.1.6 Variances, Generally, the DRC's decision shall be guided by the following factors:

1. *Special conditions exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to lands, buildings, or other structures in the same district. Special conditions to be considered shall include, but not be limited to, the following circumstances:*

a. *Redevelopment. If the site involves the redevelopment or utilization of an existing developed or partially developed site.*

Approval of the variance would allow for the development of the proposed 5,100 square foot lot that is currently vacant.

b. *Substandard Lot(s). If the site involves the utilization of an existing legal nonconforming lot(s) which is smaller in width, length or area from the minimum lot requirements of the district.*

Although the current configuration of the subject lot is conforming to NT-2 zoning district standards, the lot is considered a through lot with frontage on both 32nd Ave. N and 31st Ave. N (double frontage). This configuration allows for the property to face either direction and could require two front setbacks if not split. If granted, this variance will allow for two buildable lots and will create two 5,100 square foot lots that meet the NT-2 lot width requirement but will be substandard in lot area.

c. *Preservation district. If the site contains a designated preservation district.*

The site is not located within a designated preservation district.

d. *Historic Resources. If the site contains historical significance.*

The site does not contain any historical significance.

- e. *Significant vegetation or natural features. If the site contains significant vegetation or other natural features.*

The site previously contained unprotected and invasive trees that were removed via permit no. 20-36000796. The trees removed include an unprotected Earpod tree, multiple invasive Carrotwood trees and multiple invasive Cherry Laurel trees.

- f. *Neighborhood Character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements.*

Staff analyzed the development pattern of the subject block within the Seminary Heights Subdivision and the Schaefer's Subdivision to the South, see attached Development Pattern Analysis and study area tables below. These blocks were studied due to their proximity to the subject property and similar established traditional development patterns.

Staff's development pattern analysis included review of lot area for conformance with the minimum requirements for NT-2 properties, and whether the properties typically contain one house per platted lot. The results of the analysis, provided in the tables below, show that 60% of the properties are substandard in terms of lot area. Based on the analysis, staff finds that the proposal is consistent with the prevailing development pattern in the area.

Lot Area Analysis

Block	Location	Conforming Lot Area	Substandard Lot Area	% Substandard
Subject Block		19	6	24%
Block 2	South	7	33	82.50%
Total		26	39	60.0%

- g. *Public Facilities. If the proposed project involves the development of public parks, public facilities, schools, public utilities or hospitals.*

The project does not involve public facilities.

2. *The special conditions existing are not the result of the actions of the applicant;*

The lots within the Seminary Heights Subdivision were platted in 1921. As shown in the analysis provided above within criterion 1.f, 60% of the properties analyzed are substandard in lot area. This development pattern is not the result of any action of the applicant.

3. *Owing to the special conditions, a literal enforcement of this Chapter would result in unnecessary hardship;*

Without approval of the requested variance the property could not be redeveloped with one single-family residence. Denial of the variance would not be consistent with the policies in the Comprehensive Plan that promote infill development. The development pattern in this area of the City contains numerous substandard lots. Although not standard of development it would continue that pattern for lots that front 31st AVE S.

4. *Strict application of the provisions of this chapter would provide the applicant with no means for reasonable use of the land, buildings, or other structures;*

The subject lot is a large through lot that limits development for a second single family home based on NT-2 residential density standards. The proposed lot meets the lot width standards for the NT-2 zoning district and is declaratory to accommodate a single-family home. The requested variance would allow a more consistent use of land.

5. *The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or other structure;*

The requested variance is the minimum necessary to allow the development of two single-family homes on lots with a similar size to the surrounding lots with single-family homes. The lot area variance from 5,800-feet to 5,100-feet constitutes a 12% reduction of the minimum required lot area.

6. *The granting of the variance will be in harmony with the general purpose and intent of this chapter;*

The request is consistent with the goals of the Comprehensive Plan and the Land Development Regulations to promote revitalization and redevelopment. The Land Development Regulations for the Neighborhood Traditional (NT) districts state: "The purpose of the NT district regulations is to protect the traditional single-family character of these neighborhoods, while permitting rehabilitation, improvement and redevelopment in a manner that is consistent with the scale of the neighborhood.."

The Future Land Use designation in this neighborhood is Planned redevelopment Residential (PR-R). The following objective and policies promote redevelopment and infill development in our City:

OBJECTIVE LU2:

The Future Land Use Element shall facilitate a compact urban development pattern that provides opportunities to more efficiently use and develop infrastructure, land and other resources and services by concentrating more intensive growth in activity centers and other appropriate areas.

POLICY LU2.5 The Land Use Plan shall make the maximum use of available public facilities and minimize the need for new facilities by directing new development to infill and redevelopment locations where excess capacity is available.

POLICY LU3.6 Land use planning decisions shall weigh heavily the established character of predominately developed areas where changes of use or intensity of development are contemplated.

7. *The granting of the variance will not be injurious to neighboring properties or otherwise detrimental to the public welfare; and,*

The granting of the variance will not be injurious to neighboring properties as they are developed in a similar pattern as the proposed lots.

8. *The reasons set forth in the application justify the granting of a variance;*

Staff finds that the reasons set forth in the variance application do justify the granting of the variance based on the analysis provided and the recommended special conditions of approval.

9. *No nonconforming use of neighboring lands, buildings, or other structures, legal or illegal, in the same district, and no permitted use of lands, buildings, or other structures in adjacent districts shall be considered as grounds for issuance of a variance permitting similar uses.*

None were considered.

PUBLIC COMMENTS: As of the date of this report, Staff received a letter of support from David Goree at 738 32nd AVE n, a letter of support from Alison Hasbach at 748 32nd AVE N, and proof of support via text messages from Kimberly Celli at 750 ½ 32nd AVE N.

STAFF RECOMMENDATION: Based on a review of the application according to the stringent evaluation criteria contained within the City Code, the Planning and Development Services Department Staff recommends **APPROVAL** of the requested variance subject to the following conditions:

1. Approval of this variance does not grant or imply other variances from the City Code or other applicable regulations.
2. This variance approval shall be valid through November 4, 2023. Substantial construction shall commence prior to this expiration date. A request for extension must be filed in writing prior to the expiration date.
3. Any outstanding liens, assessments or property taxes shall be paid.
4. A copy of the recorded deed(s) indicating the legal exchange of property has taken place shall be submitted to Development Services prior to the recording of the lot line adjustment approval.
5. Duke Energy shall be granted an easement over the described property.
6. The applicant must dedicate a private utility easement across the south lot as described in the Engineering & Capital Improvements Department memo.
7. A new parcel I.D. must be obtained before zoning approval for development on the proposed lot.

ATTACHMENTS: Project Location Map, Surveys, Variance Narrative, Letters of Support, Development Pattern Analysis, Duke Letter of Objection, Memorandum - Engineering & Capital Improvements Department

Report Prepared By:

Dylan Carlson

10/29/2020

Dylan Carlson, Planner I
Development Review Services Division
Planning and Development Services Department

DATE

Report Approved By:

Jennifer Bryla

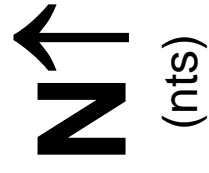
10/29/2020

Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning and Development Services Department

DATE



Project Location Map
City of St. Petersburg, Florida
Planning and Development Services
Department
Case No.: 20-11000020
Address: 744 32nd Avenue North





VARIANCE

Application No. 20-11000020

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One Fourth Street North.

GENERAL INFORMATION

NAME of APPLICANT (Property Owner): Michelle Pudlak

Street Address: 744 32nd Ave N

City, State, Zip: St. Petersburg, FL 33704

Telephone No: 727-656-3129

Email Address: michelle.pudlak@fastsigns.com

NAME of AGENT or REPRESENTATIVE:

Street Address:

City, State, Zip:

Telephone No:

Email Address:

PROPERTY INFORMATION:

Street Address or General Location: 744 32nd Ave N.

Parcel ID#(s): 07-31-17-79596-000-0280

DESCRIPTION OF REQUEST: Land Lot Adjustment to create two buildable lots. Each would be 50'w x 102' L

PRE-APPLICATION DATE:

PLANNER:

FEE SCHEDULE

1 & 2 Unit, Residential - 1st Variance \$350.00 ✓

3 or more Units & Non-Residential - 1st Variance \$350.00

Each Additional Variance \$100.00

After-the-Fact \$500.00

Docks \$400.00

Flood Elevation \$300.00

Cash, credit, checks made payable to "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner / Agent*: Michelle Pudlak

Date: 9/10/20

*Affidavit to Authorize Agent required, if signed by Agent.

Typed Name of Signatory: Michelle Pudlak



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
AFFIDAVIT TO AUTHORIZE AGENT**

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name: Michelle Pudlak

This property constitutes the property for which the following request is made

Property Address: 744 32nd Ave N.

Parcel ID No.: 07-31-17-79596-000-0280

Request: Land Lot Adjustment to create two buildable lots. Each would be 50'w x 102' L

The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): _____

This affidavit has been executed to induce the City of St. Petersburg, Florida, to consider and act on the above described property.

I(we), the undersigned authority, hereby certify that the foregoing is true and correct.

Signature (owner): Michelle Pudlak

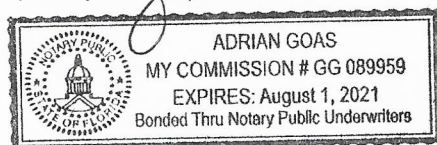
Michelle Pudlak
Printed Name

Sworn to and subscribed on this date

Identification or personally known: FLDL

Notary Signature: _____
Commission Expiration (Stamp or date):

Date: 9/11/2020



VARIANCE

NARRATIVE (PAGE 1)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE	
Street Address: 744 32nd Ave N.	Case No.:
Detailed Description of Project and Request: I would like to split my lot in half to create two buildable lots.	
1. What is unique about the size, shape, topography, or location of the subject property? How do these unique characteristics justify the requested variance?	
The lot split in half would be 50'W x 102"L. Most of the lots on my side of the street are split in half and have a house along 31st Ave and one along 32nd Ave.	
2. Are there other properties in the immediate neighborhood that have already been developed or utilized in a similar way? If so, please provide addresses and a description of the specific signs or structures being referenced.	
These are houses near my house on the same side of the street on 32nd Ave N/ 31st Ave:	
• 738 32nd Ave N: 70' W x 99.5' L	
• 748 32nd Ave N: 50' W x 72' L	
• 750 1/2 32nd Ave N: 50' W x 132'	
• 737 31st Ave N: 70'W x 104'	
• 754 32nd Ave N: 50' W x 72' L	
• 756 32nd Ave N: 50' W x 64"L	
• 758 1/2 32nd Ave N: 50' W x 68'L	
• 727 31st Ave N: 45' W x 71.6"L	
3. How is the requested variance not the result of actions of the applicant?	
I bought the 50' x 204' lot in 2008. The lot line has never been modified or adjusted.	

VARIANCE

NARRATIVE (PAGE 2)

All applications for a variance must provide justification for the requested variance(s) based on the criteria set forth by the City Code. It is recommended that the following responses be typed. Illegible handwritten responses will not be accepted. Responses may be provided as a separate letter, addressing each of the six criteria.

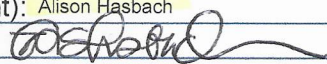
ALL OF THE FOLLOWING CRITERIA MUST BE ANSWERED.

APPLICANT NARRATIVE
<p>4. How is the requested variance the minimum necessary to make reasonable use of the property? In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>As of now, there is a large tree that is towards the end of its life cycle according to the City arborist. There are excessive trees and plants that have become overgrown and difficult to manage. By splitting the lot, I will be able to sell it to a builder (or my neighbor who is interested) to clear the lot and build a new house. Please see the letter of support from neighbor, Alison Hasbach who has show interest in purchasing the lot.</p>
<p>5. What other alternatives have been considered that do not require a variance? Why are these alternatives unacceptable?</p> <p>I am unaware of any other alternatives.</p>
<p>6. In what ways will granting the requested variance enhance the character of the neighborhood?</p> <p>By splitting the lot, I will be able to sell it to a builder to clear the lot and build a new house. This will improve the look and add curb appeal of 31st Ave (which was previously an alleyway). This will add equity to surrounding homes and clear up the jungle-like mess that was the yard.</p>

VARIANCE

NEIGHBORHOOD WORKSHEET

Applicants are strongly encouraged to obtain signatures in support of the proposal(s) from owners of property adjacent to or otherwise affected by a particular request.

NEIGHBORHOOD WORKSHEET	
Street Address: 744 32nd Ave N	Case No.:
Description of Request: I would like to split my lot in half to create two buildable lots. Each being 50'W x 102'L	
The undersigned adjacent property owners understand the nature of the applicant's request and do not object (attach additional sheets if necessary):	
<div style="display: flex;"> <div style="flex: 1;"> <p>1. Affected Property Address: 738 32nd Ave N Owner Name (print): David B Goree Owner Signature:</p> <p>2. Affected Property Address: 748 32nd Ave N Owner Name (print): Alison Hasbach Owner Signature: </p> <p>3. Affected Property Address: 737 31st Ave N Owner Name (print): Diana Balliet Owner Signature:</p> <p>4. Affected Property Address: Kimberley B Celli Owner Name (print): 750 1/2 32nd Ave N Owner Signature:</p> <p>5. Affected Property Address: Owner Name (print): Owner Signature:</p> <p>6. Affected Property Address: Owner Name (print): Owner Signature:</p> <p>7. Affected Property Address: Owner Name (print): Owner Signature:</p> <p>8. Affected Property Address: Owner Name (print): Owner Signature:</p> </div> <div style="flex: 1; background-color: #ffcc99; padding: 10px; text-align: center;"> <p>Letter of support on next page</p> </div> </div>	

alison

September 9, 2020

Dear St Pete City Officials

I am writing in support of my neighbor, Michelle Pudlak, residing at 744 32nd Ave North, who is seeking to create two lots from her existing property. I currently reside adjacent to Michelle at 748 32nd Ave North. I am writing to express that I do not have concerns about this being a separate lot. Conversely, I think it would be a good thing for the neighborhood to have this lot be a functional residential property and add value to the general neighborhood at large.

While it is likely not relevant to this proceeding, Michelle and I have discussed potentially me purchasing this lot. As a local with an interest in preserving the charm of St Pete neighborhoods, I know that if this comes to pass, my interest is in preserving the unique character and community-spirit of our neighborhood. Regardless if this comes to pass, she has my support.

Sincerely,



Alison Cary Hasbach



alison cary hasbach

748 32nd avenue north // saint petersburg, florida 33704
ahasbach@me.com // (727) 656-7898

Text Conversation with Kimberley Celli



9/3/20

City of St. Petersburg
Permitting Department

To whom it may concern,

This is a letter of support for the Line Lot Adjustment Permit along with a Variance at 744 32nd Ave N to split the lot in half.

The lot is currently 50'W x 204'L and it will be split in half to create two buildable lots at 50'W x 102'L.

Thank you,

A handwritten signature in black ink, appearing to read "David Goree", written in a cursive style.

David Goree

Allison Hasbach
748 32nd Ave N

David Goree
738 32nd Ave N.



Kimerley Celli
750 1/2 32nd Ave N

Diana Balliet
737 31st Ave N



PUBLIC PARTICIPATION REPORT

Application No. _____

In accordance with LDR Section 16.70.040.1.F., "It is the policy of the City to encourage applicants to meet with residents of the surrounding neighborhoods prior to filing an application for a decision requiring a streamline review or public hearing. Participation in the public participation process prior to required public hearings will be considered by the decision-making official when considering the need, or request, for a continuance of an application. It is not the intent of this section to require neighborhood meetings, (except when the application is for a local historic district) but to encourage meetings prior to the submission of applications for approval and documentation of efforts which have been made to address any potential concerns prior to the formal application process."

NOTE: This Report may be updated and resubmitted up to 10 days prior to the scheduled Public Hearing.

APPLICANT REPORT

Street Address: 744 32nd Ave N.

1. Details of techniques the applicant used to involve the public

(a) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal

8/19 - Mailed out handwritten letters to Diana Balliet at 737 31st Ave N and to Kimberley B Celli at 750 1/2 32nd Ave N.

8/19 - Spoke with David Goree, owner of 738 32nd Ave. N. and to Alison Hasbach at 748 32nd Ave N.

These are the 4 immediate neighbors surrounding my property.

(b) Content, dates mailed, and number of mailings; including letters, meeting notices, newsletters, and other publications

8/19 - Mailed out handwritten letters to Diana Balliet at 737 31st Ave N and to Kimberley B Celli at 750 1/2 32nd Ave N.

(c) Where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located

2. Summary of concerns, issues, and problems expressed during the process

NOTICE OF INTENT TO FILE

A minimum of ten (10) days prior to filing an application for a decision requiring Streamline or Public Hearing approval, the applicant shall send a copy of the application by email to the Council of Neighborhood Associations (CONA) (c/o Judy Landon at variance@stpeteconacona.org), by standard mail to Federation of Inner-City Community Organizations (FICO) (c/o Kimberly Frazier-Leggett at 3301 24th Ave. S., St. Pete 33712) and by email to all other Neighborhood Associations and/or Business Associations within 300 feet of the subject property as identified in the Pre-Application Meeting Notes. The applicant shall file evidence of such notice with the application.

- ☒ Date Notice of Intent to File sent to Associations within 300 feet, CONA and FICO: _____
- ☒ Attach the evidence of the required notices to this sheet such as Sent emails.

**Michelle Pudlak** <michelle.pudlak@fastsigns.com>

Letter of Intent to File

Michelle Pudlak <michelle.pudlak@fastsigns.com>
To: Joshua Shulman <jbshulman76@gmail.com>

Thu, Sep 3, 2020 at 10:28 AM

Good morning Joshua!

I have my letter of intent to file for the Lot Line Adjustment and Variance over at my home at 744 32nd Ave N.


Please feel free to call or email with any questions!
Thank you!

Michelle Pudlak
Operations Manager

FASTSIGNS South Tampa
3901 W Kennedy Blvd. Tampa, FL 33609
P: 813-287-0110
C: 727-656-3129

www.fastsigns.com/265



 **Letter of Intent Five Points.pdf**
350K



Michelle Pudlak
744 32nd Ave N
St. Petersburg, FL 33704
Michelle.Pudlak@fastsigns.com

9/3/20

Five Points Neighborhood Association
Joshua Shulman
Jbshulman76@gmail.com

Dear Joshua:

This is a letter of intent to file for a Line Lot Adjustment Permit along with a Variance at my home at 744 32nd Ave N. The paperwork will be filed with the City of St. Pete on 9/14/20.

The lot is currently 50'W x 204'D and I am applying to have it split in half to create two buildable lots at 50'W x 102'D.

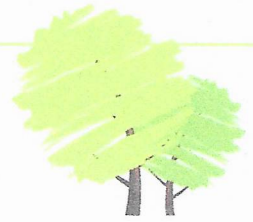
It is my intention to sell the lot to a builder to build a new home. This will add equity to the surrounding homes and create more curb appeal to 31st Avenue which has an alley-like presence.

Please feel free to contact me with any questions or concerns.

Thank you!

Michelle Pudlak
Michelle Pudlak

727-656-3129
Michelle.Pudlak@fastsigns.com



Michelle Pudlak
744 32nd Ave N
St. Petersburg, FL 33704
Michelle.Pudlak@fastsigns.com

9/3/20

Federation of Inner-City Community Organizations
c/o Kimberly Frazier-Leggett
3301 24th Ave S.
St. Pete. 33712

Dear Council of Neighborhood Associations,

This is a letter of intent to file for a Line Lot Adjustment Permit along with a Variance at my home at 744 32nd Ave N. The paperwork will be filed with the City of St. Pete on 9/14/20.

The lot is currently 50'W x 204'L and I am applying to have it split in half to create two buildable lots at 50'W x 102'L.



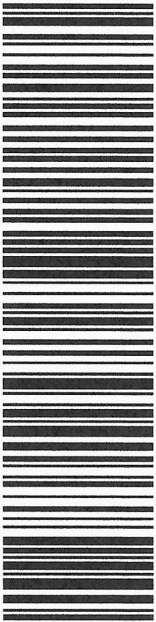
It is my intention to sell the lot to a builder to build a new home. This will add equity to the surrounding homes and create more curb appeal to 31st Avenue which has an alley-like presence.

Please feel free to contact me with any questions or concerns.

Thank you!

Michelle Pudlak

727-656-3129
Michelle.Pudlak@fastsigns.com

 UNITED STATES POSTAL SERVICE®		Click-N-Ship®	
P	<small>usps.com</small> \$7.50	9405 5036 9930 0015 0032 17 0075 0000 0813 3712	
	US POSTAGE		
09/03/2020 0 lb 8 oz		Mailed from 33704	062S00000001307
PRIORITY MAIL 1-DAY™			
MICHELLE PUDLAK 744 32ND AVE N ST PETERSBURG FL 33704-1214		Expected Delivery Date: 09/04/20 0006	
Carrier -- Leave if No Response		C019	
SHIP TO: KIMBERLEY FRAZIER-LEGGETT 3301 24TH AVE S ST PETERSBURG FL 33712-3305			
USPS TRACKING #			
			
9405 5036 9930 0015 0032 17			
Electronic Rate Approved #038555749			

Cut on dotted line.





Michelle Pudlak <michelle.pudlak@fastsigns.com>

Variance Letter of Intent

Michelle Pudlak <michelle.pudlak@fastsigns.com>
To: variance@stpetecon.org

Thu, Sep 3, 2020 at 10:26 AM

Good morning!

Attached is my letter of intent to file for a Lot Line Adjustment along with a variance at 744 32nd Ave N. Please let me know if you have any questions or need any additional information. My cell phone is 727-656-3129 if you prefer to call.

Thank you!!

Michelle Pudlak
Operations Manager

FASTSIGNS South Tampa
3901 W Kennedy Blvd. Tampa, FL 33609
P: 813-287-0110
C: 727-656-3129

www.fastsigns.com/265



 **Letter of Intent CONA.pdf**
346K



Michelle Pudlak
744 32nd Ave N
St. Petersburg, FL 33704
Michelle.Pudlak@fastsigns.com

9/3/20

Council of Neighborhood Associations
c/o Judy Landon

Dear Council of Neighborhood Associations,

This is a letter of intent to file for a Line Lot Adjustment Permit along with a Variance at my home at 744 32nd Ave N. The paperwork will be filed with the City of St. Pete on 9/14/20.

The lot is currently 50'W x 204'L and I am applying to have it split in half to create two buildable lots at 50'W x 102'L.

It is my intention to sell the lot to a builder to build a new home. This will add equity to the surrounding homes and create more curb appeal to 31st Avenue which has an alley-like presence.

Please feel free to contact me with any questions or concerns.

Thank you!

Michelle Pudlak

727-656-3129

Michelle.Pudlak@fastsigns.com

This Survey has been prepared for:

Michelle L. Pudlak



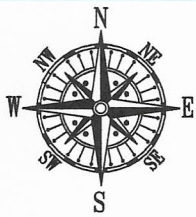
PROPERTY ADDRESS:

744 32nd Avenue North
St Petersburg, FL 33704

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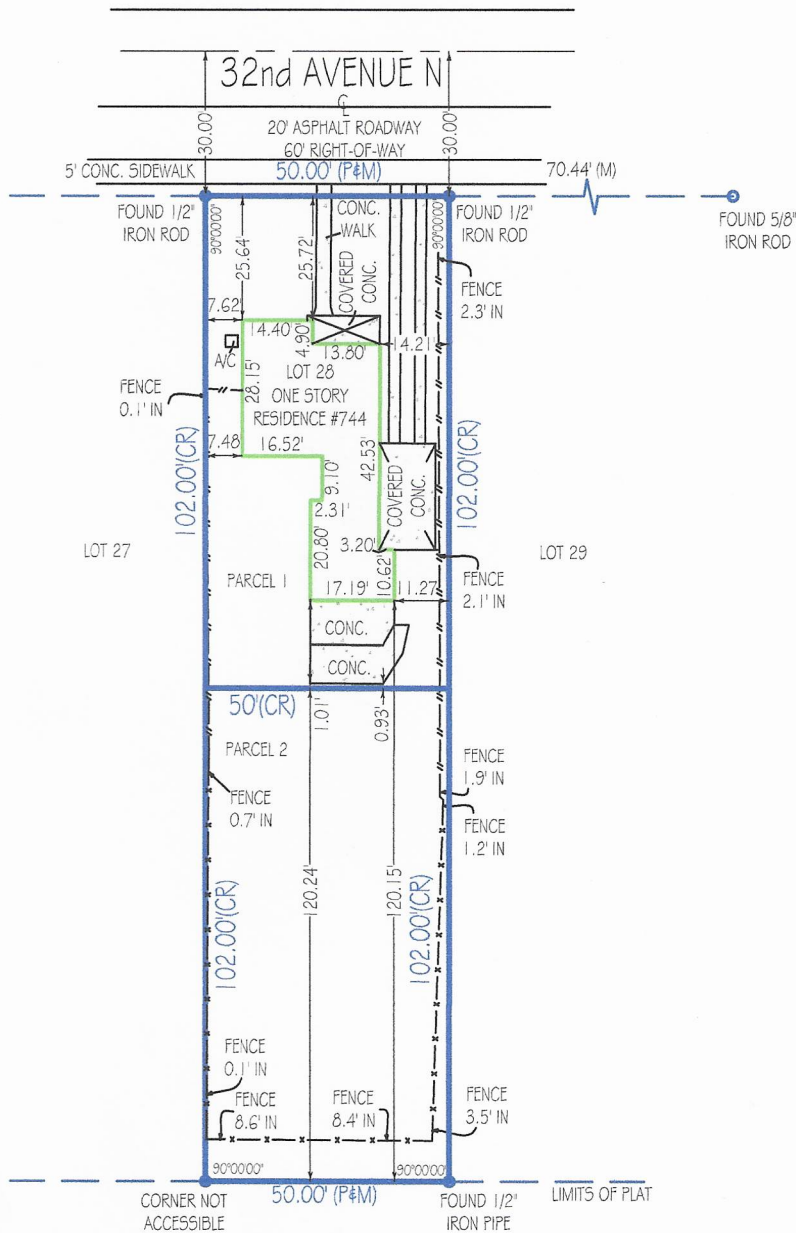


LA MAISON TITLE, LLC



SCALE: 1"=40'

SKETCH OF DESCRIPTION



PARCEL 1 LEGAL DESCRIPTION: THE NORTH HALF OF LOT 28, SEMINARY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

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ou=A01410D0000016C242483F50
0002A58, cn=Andrew Snyder
Date: 2020.09.04 17:54:14 -04'00'
Adobe Acrobat version:
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SIGNED:

DATE: 09/04/2020

ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

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LEGEND:

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TYPE OF SURVEY:

☒ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

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PURCHASE / REFINANCE

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PROPERTY ADDRESS:

744 32ND AVENUE NORTH
ST PETERSBURG, FL 33704

INVOICE NUMBER: 106093-CW

DATE OF FIELD WORK: 08/31/2020

CERTIFIED TO

LA MAISON TITLE, LLC
MICHELLE L. PUDLAK

FLOOD ZONE: X

FLOOD MAP: 12103C

PANEL: 0217

SUFFIX: G

PANEL DATE: 09/03/2003

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):

IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- NONE FOUND.

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SIGNATURE

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This Survey has been prepared for:

Michelle L. Pudlak



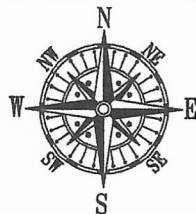
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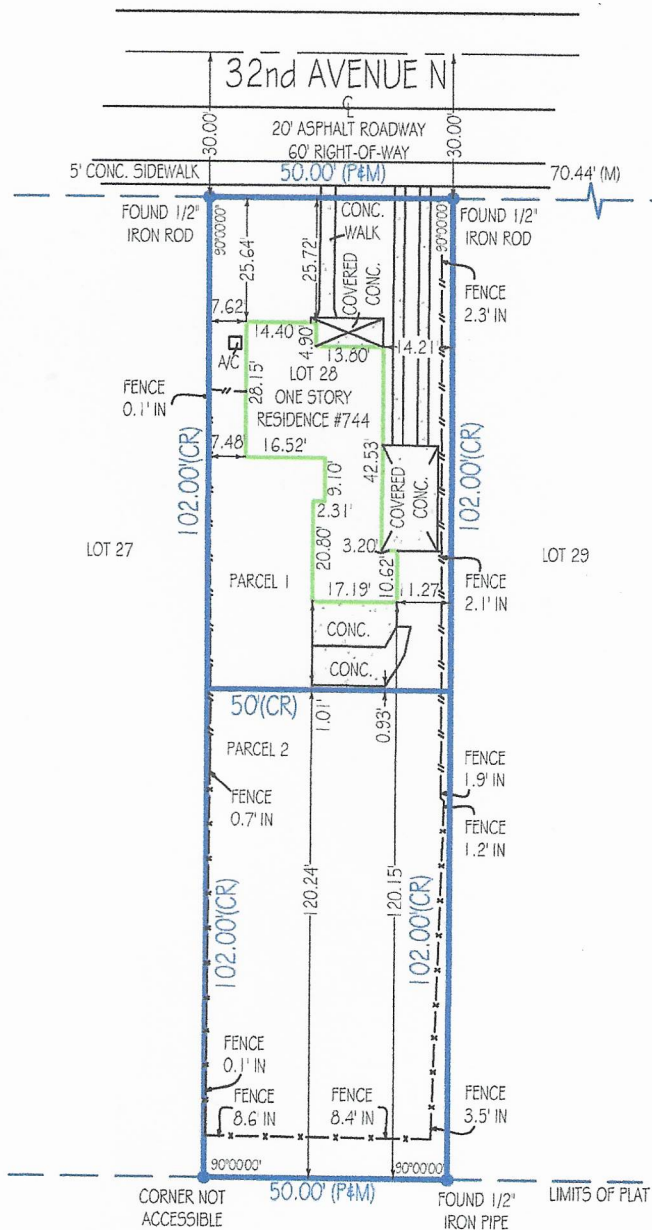


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LB # 8007

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2401 25th St. N.
St. Petersburg, FL 33713
SP-15
Jonathan.Kasper@duke-energy.com
o: 727-893-9262



October 15, 2020

Dylan Carlson
City of St. Petersburg
One Fourth Street North, St. Petersburg, FL 33701

RE: *Approval of a Lot Adjustment*
Parcel ID: 07-31-17-79596-000-0280
Owner: PUDLAK, MICHELLE
Address: 744 32ND AVE N., ST PETERSBURG
Case No.: 20-11000020

Dear Mr. Carlson,

Please be advised that Duke Energy Florida, LLC., *Distribution Department* and *Transmission Department* has “**OBJECTIONS**” to the approval of the lot adjustment for the above referenced address, as shown on enclosed exhibits.

No Objection letter would be provided upon the **granting of a Duke Energy easement** over the described property.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

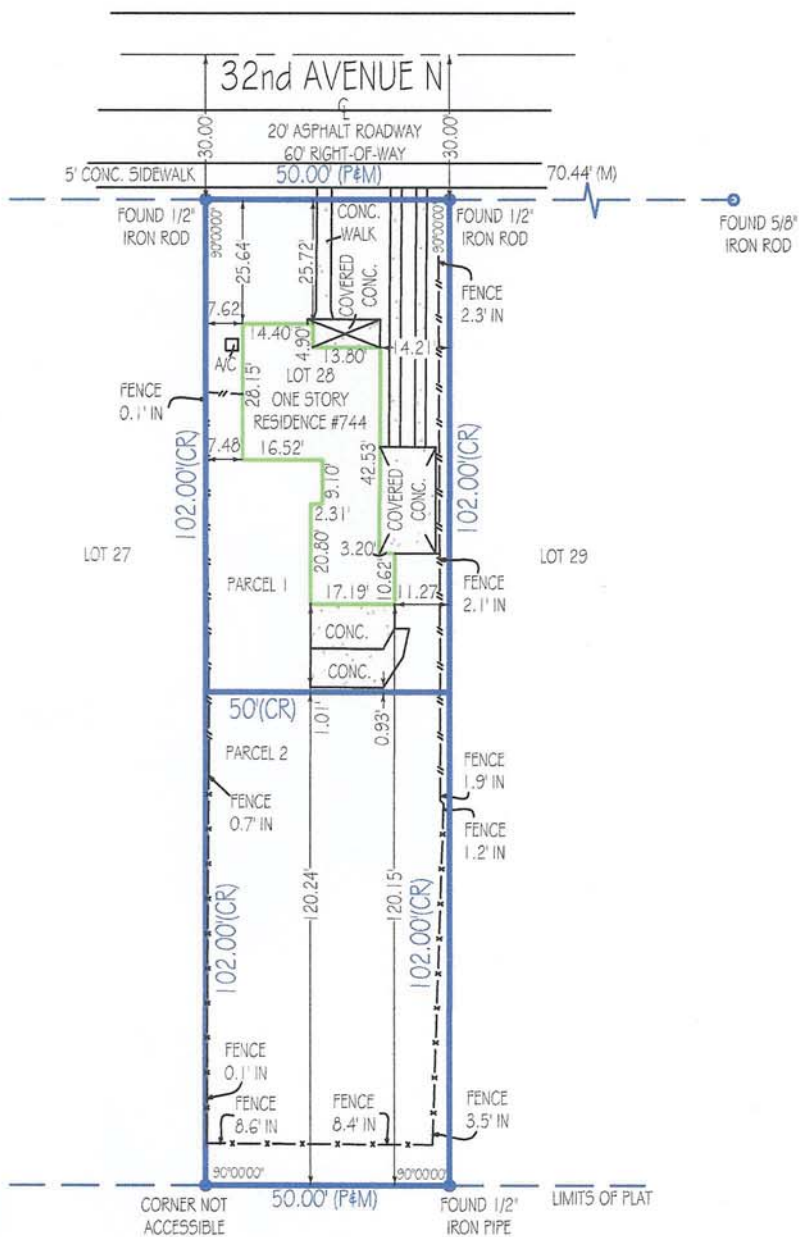
Jonathan Kasper

Jonathan Kasper
Research Specialist-Land Services
Duke Energy Florida



SCALE: 1"=40'

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MEMORANDUM
CITY OF ST. PETERSBURG
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT (ECID)

TO: Iris Winn, Administrative Clerk, Development Review Services
Jennifer Bryla, Zoning Official, Development Review Services Division, Planning and Development Services Department
Dylan Carlson, Planner I, Planning and Development Services

FROM: Nancy Davis, Engineering Plan Review Supervisor

DATE: October 14, 2020

SUBJECT: Lot Line Adjustment with variance

ADDRESS & PIN 744 32nd Avenue North
07/31/17/79596/000/0280

FILE: 20-11000020 **ATLAS:** F-18

REQUEST: Approval of a lot line adjustment with a variance to the required lot area from the required 5,800 square-feet to 5,100 square feet proposed in the NT-2 zoning district to create two buildable lots.

The Engineering and Capital Improvements Department (ECID) has no objection to the proposed lot line adjustment with a variance provided that the following special conditions and standard comments are added as conditions of approval:

SPECIAL CONDITIONS OF APPROVAL:

1. City Utility Map F-18 indicates the existence of two sanitary sewer service laterals extending from the 8" VCP sanitary sewer main in the alley at the southern boundary of lot 28. The City sanitary sewer map is attached for convenience. The applicant must field verify the location of the existing service lateral within existing lot 28 and determine which of the new lots will be serviced by the existing service laterals. ***The applicant must dedicate a private utility easement*** across the south lot (extending from the southern boundary of the proposed southern lot to the northern boundary of the proposed southern lot) of sufficient width to maintain legal access for future maintenance of the service lateral by the north lot property owner. Service laterals may not be shared by more than one single family property.

- a. For each lot the applicant/property owner is required to provide a 6" public sanitary sewer service lateral and connection to the 8" public wastewater collection system located in the east/west alley south of lot 28, per current City ECID standard detail S30-4 if not existing. The minimum size public sanitary sewer service lateral for an individual residential property is 6". All cost for design, permitting, and construction of any required new public service lateral(s) shall be by and at the sole expense of the applicant.
- b. Upon redevelopment, the applicant/property owner is responsible to provide a public sanitary sewer clean out per City ECID standard detail S30-7 or per S30-8 with a clean out box per S30-9 for each existing or proposed public sanitary sewer service lateral if found not existing. The public clean

outs are to be located just inside the east/west public alley right of way along the southern boundary of the proposed southern lot. All construction shall be in conformance with current City Engineering Standards and Specifications. The cost for design, permitting, and construction of required new public sanitary sewer service lateral clean out(s) shall be by and at the sole expense of the applicant. All referenced standard details are attached.

*Note that the north/south 6" sanitary sewer located in a 5-foot wide public utility easement existing along the west side of lot 28 is not available for connection because per current City standards, a 6" may only be used for connection of one (1) single residential property.

2. Upon development or redevelopment, the applicant is required to provide potable water service to the proposed lots if not existing. The City shall install necessary potable water services (up to and including the necessary meter and backflow prevention device) as required to service the proposed lots at the sole expense of the applicant/property owner. Since the southern lot fronts the 15-foot wide east/west alley right-of-way, the boundary of the lot is not adjacent to the public water main located in 32nd Avenue North. To reach the southern lot, the applicant must coordinate with the City Water Resources Department (WRD_UtilityReviewRequest@stpete.org) to determine how water service can be brought to the southern proposed lot. Private Utility Easement may be required within the northern lot if City WRD sets the water meter & backflow prevention device for the southern lot in the southern parkway of 32nd Avenue North. City maintenance of the water service will end at the water meter and backflow prevention device.

3. A plumbing permit issued by the City Construction Services and Permitting division is required for any on-site plumbing modifications (water line and waste line) which are required within the private property boundary to provide water and sanitary sewer service to the proposed lots.

4. Contour maps indicate that the existing lot 28 surface drainage flows from north to south. If the lots become of differing ownership, the applicant's Engineer or Architect must provide a proposed paving grading and drainage plan for the northern and southern lots to assure that final lot grading, is directed to flow to a public right of way and not across adjacent private property of differing ownership. This grading plan shall be reviewed and approved by the City Construction Services and Permitting division upon submittal of home construction permits.

5. Per City Code 16.090.020.3, the definition of a "Lot" indicates the lot must have frontage on an improved public street (not including an alley). The southern lot will only have frontage on an alley (per PB 5, PG 80). Zoning should determine if a variance is required and consideration should be given to adequate fire access and addressing.

6. A Right of Way Work Permit issued by the City ECID must be obtained prior to the commencement of construction within dedicated right-of-way or public easement areas (for public sanitary sewer service laterals, clean outs, and alley paving). All required improvements shall be designed, permitted, and installed by and at the applicant/property owner's expense in accordance with current City ECID design standards and specifications.

ECID Right of Way Permit Applications may be submitted via email to ROW_Permitting@stpete.org (there is an underscore between ROW & Permitting). For further information please contact the City ECID Permitting division at phone 727-893-7238. Include the following:

1. Completed ECID permit application (form attached).
2. One Copy of the sanitary sewer connection plans. Assure that all applicable City Standard details are included in the plan submittal to assure that all work within public easement or public right of way is performed per current City ECID right of way construction standards.
3. Copy of the contractor's license.

4. Certificate of Insurance per attached exhibit A (attached).
5. Performance Bond on City's bond form with the amount of bond based on 100% of the cost of the work based on an Engineer's unit cost estimate of the value of the work in the public right of way (include the signed and sealed unit cost estimate of the work with the permit application package submittal, but no less than \$5000.00. City Bond form attached.

Once our Engineering clerk reviews the application package and deems it complete, they will process the permit and provide an invoice for payment of the permit fee. If additional information is required, you will be notified by email. Permit Fees may be paid by Drop Box, Mail, or Credit Card. To make payment, proceed in one of the following ways:

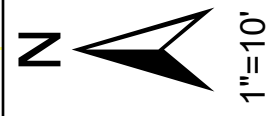
1. By Drop Box or Mail: Please print two copies of the Central Cashier invoice (to be provided by the ECID clerk) and place with check in an envelope marked "Central Cashier – Engineering Right of Way Permit Fee" and put in one of the two utility payments drop-boxes located adjacent to the City MSC building at 1- 4th Street North (one box located on 4th St N and one box on Central Ave) or mail the check and invoice copies to the following address:

Mailing Address: City of St. Petersburg Engineering and Capital Improvements Department
ATTN: Martha Hegenbarth or Lori Smith
One Fourth Street North, 7th Floor Engineering Dept.
St. Petersburg, FL 33701-2842

2. By Credit card, phone the Central Cashier (phone 727-893-4112) and be sure to provide the following payment information found on the Central Cashier Invoice which was provided to the permit applicant:
 - a. Payment Code
 - b. Permit Number (include dashes when stating the permit application number).

Make sure to request a copy of the payment receipt from the Central Cashier via email. A copy of this payment receipt must then be emailed to the City Engineering Clerk who is processing the right of way permit (Martha.Hegenbarth@stpete.org or Lori.Smith@stpete.org) as evidence of payment before the right of way permit can be issued. Once verification of payment is received the Engineering Clerk will email the permit for execution. You will then email the executed version back to the Engineering Clerk for execution by the City. Once fully executed, the Engineering Clerk will send the finalized permit via email.

NED/ meh
pc: Kelly Donnelly
Correspondence File



0

Sewer Manholes

Sewer Air Vacuum Release

LS Sewer Lift Stations

SANITARY SEWER MAP

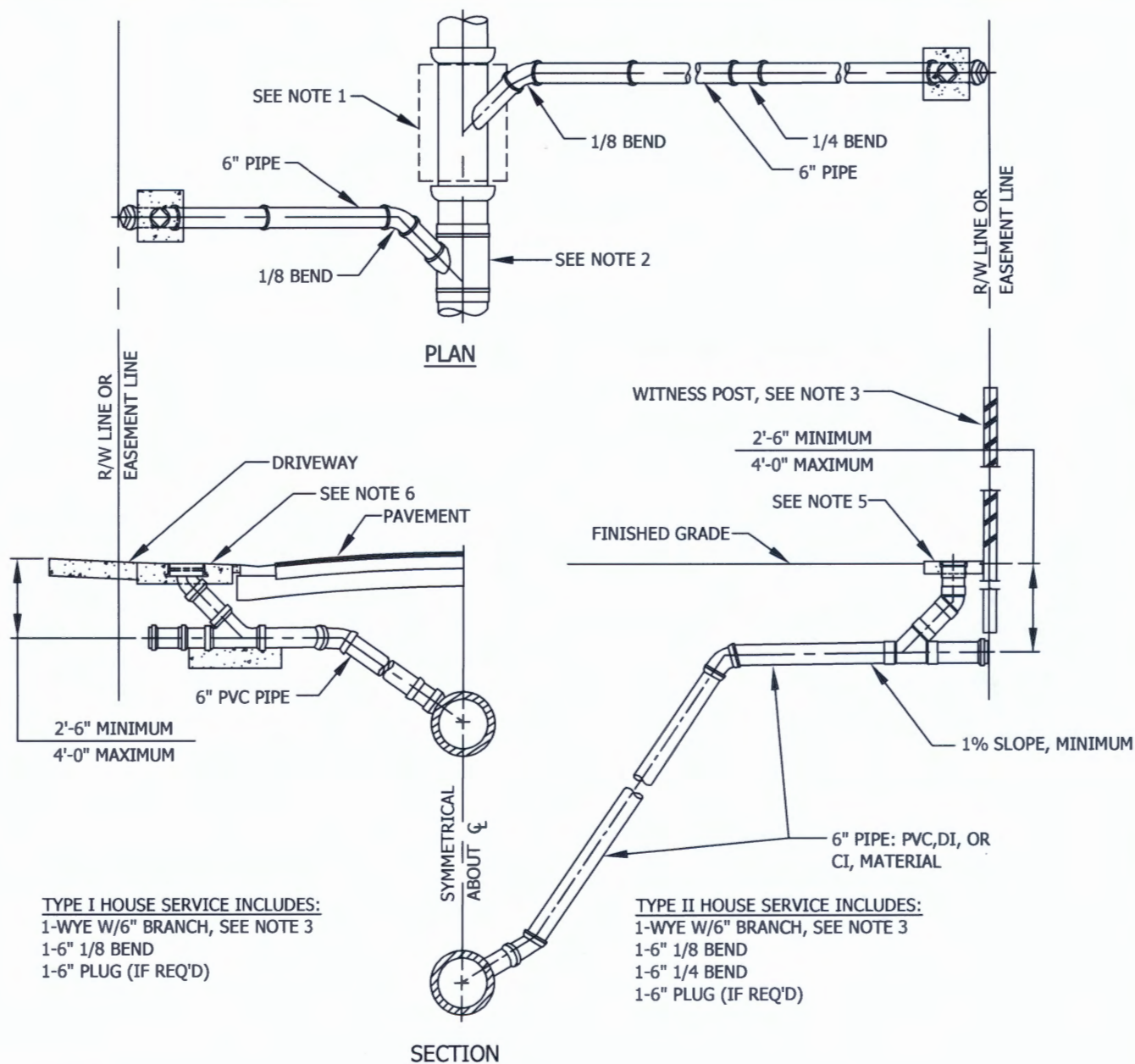
ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT
CITY OF ST PETERSBURG, FLORIDA



SECTION 07 TOWNSHIP 31 RANGE 17

F-18



DATE PRINTED: 2/3/2020

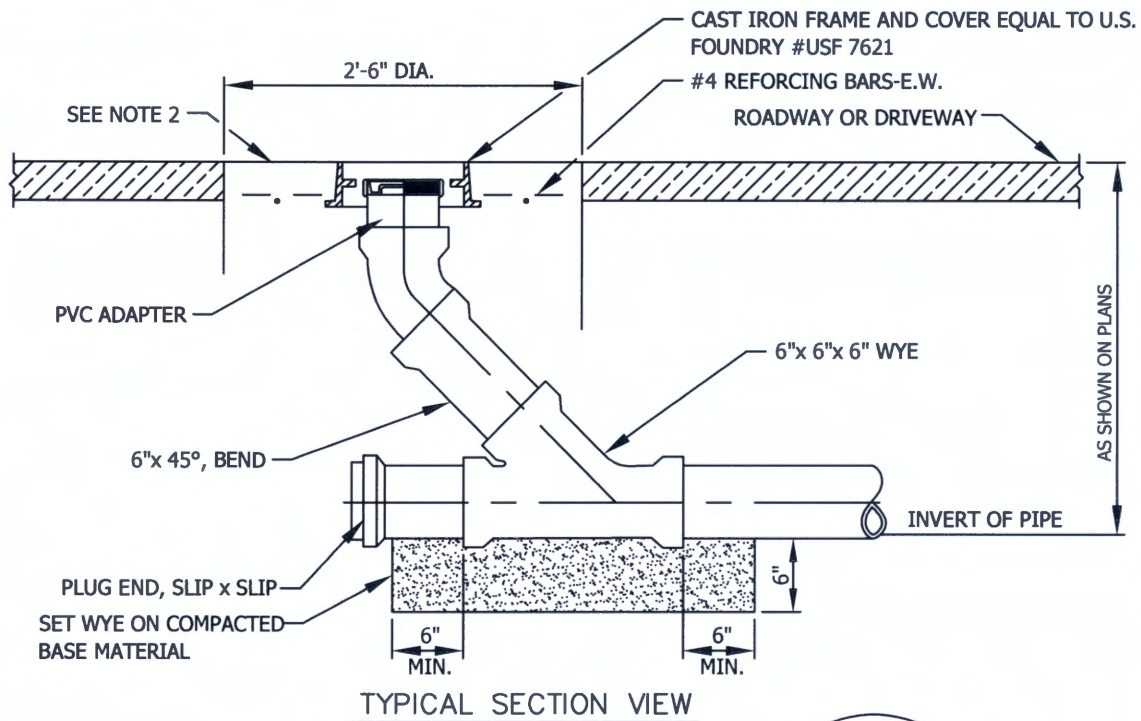


NOTES:

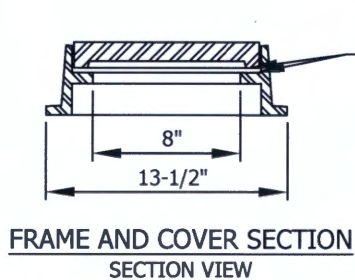
1. ENCASE WYE IN CONCRETE, IF ORDERED. 18" E/W OF LATERAL AND 6" ON ALL SIDES.
2. SADDLE WYE MAY BE USED FOR INSTALLING LATERAL ON AN EXISTING PIPE. SADDLE SHALL BE PVC WITH S.S. STRAPS AND A FLEXIBLE GASKET. HOLE SHALL BE DRILLED.
3. ALL SERVICES FOR FUTURE USE IN NON-VEHICULAR AREAS SHALL HAVE A WITNESS POST. WITNESS POST SHALL BE 4" DIAMETER PVC PIPE FILLED WITH CONCRETE: 4' TO 5' OF THE PIPE SHALL BE EXPOSED AND WRAPPED WITH GREEN TAPE, OR 1" DIAMETER GALVANIZED PIPE, PROTRUDING 1' ABOVE FINISHED GRADE, AS DIRECTED BY THE ENGINEER.
4. ALL DEVELOPMENT AND REDEVELOPMENT SHALL HAVE A SANITARY CLEAN OUT AT THE PROPERTY LINE.
5. SEE STANDARD DETAIL-SANITARY SEWER CLEAN OUT FOR NON TRAFFIC AREAS.
6. SEE STANDARD DETAIL-SANITARY SEWER CLEAN OUT FOR TRAFFIC AREAS.
7. EITHER CLEAN OUT TYPE MAY BE USED IN TYPE I OR TYPE II APPLICATIONS.

CITY STANDARDS

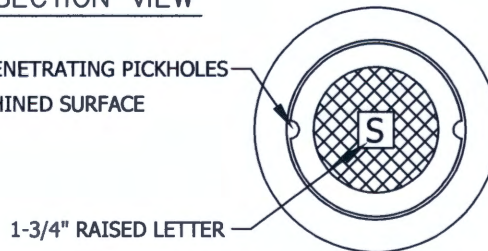
REVISIONS		 ENGINEERING AND CAPITAL IMPROVEMENT DEPARTMENT CITY of ST. PETERSBURG	HOUSE SERVICE CONNECTIONS DETAIL	
BY	DATE		APPROVED BY:	DATE: OCT. 2019
			 DIRECTOR	DWG. No.
				S30-4
		SCALE: N.T.S.		



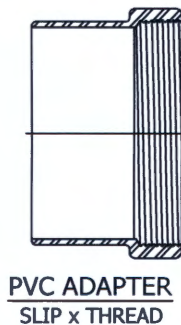
TYPICAL SECTION VIEW



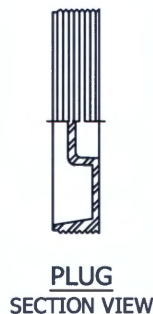
FRAME AND COVER SECTION
SECTION VIEW



COVER
PLAN VIEW



PVC ADAPTER
SLIP x THREAD



PLUG
SECTION VIEW



PLUG
PLAN VIEW

NOTES:

1. THIS SANITARY CLEAN OUT IS TO BE USED IN ALL TRAFFIC AREAS, INCLUDING THE PARKWAY FROM CURB TO PROPERTY LINE OR SIDEWALK
2. IN ASPHALTIC PAVEMENT AREAS CONCRETE COLLAR SHALL BE LOWERED 3" FROM GRADE TO ALLOW FOR THE ASPHALT TO BE AROUND COLLAR. COLLAR IS 5" THICK IN THESE AREAS.
3. PLUG SHALL CONFORM TO THE SPECIFICATIONS AND SHALL HAVE A GASKET.
4. WYE SHALL CONFORM TO ASTM D-3034, & NSF STANDARD #14.

CITY STANDARDS

SANITARY SEWER CLEAN OUT FOR TRAFFIC AREAS DETAIL

APPROVED BY:

Brjesh Prayman
DIRECTOR

DATE: OCT. 2019

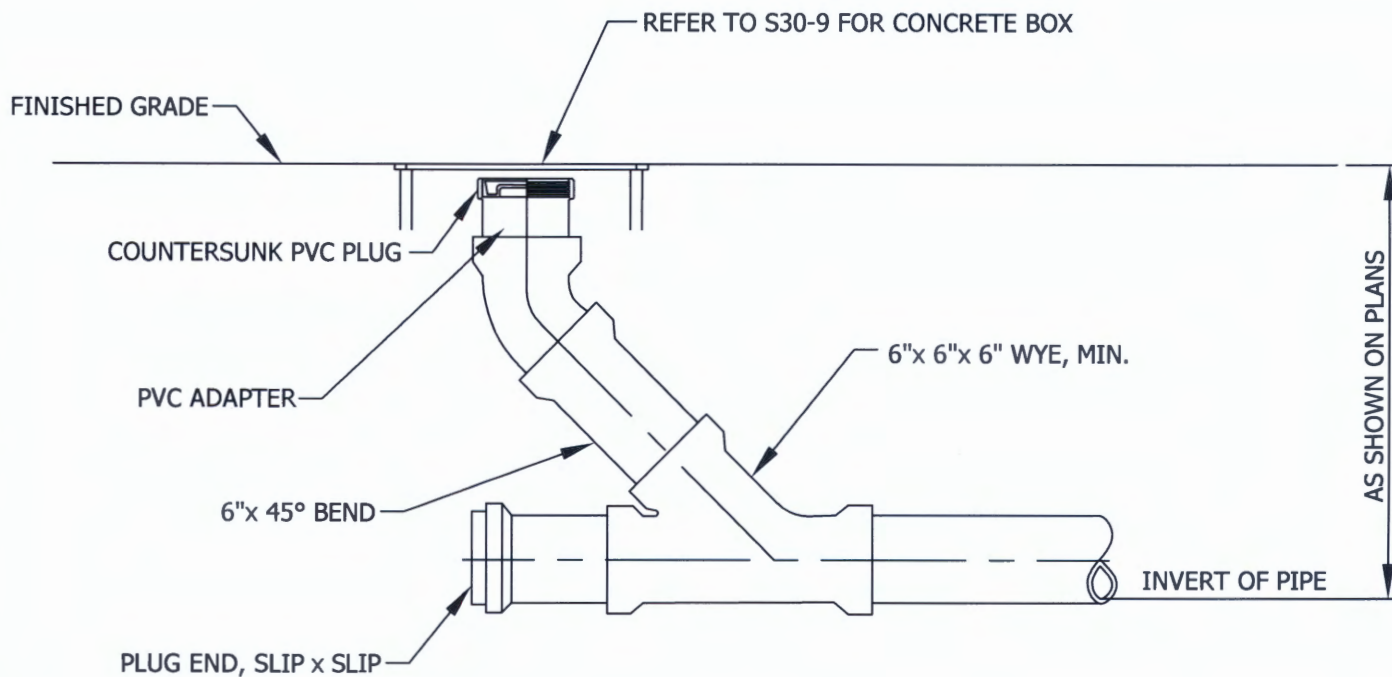
DWG. No. **S30-7**



ENGINEERING AND CAPITAL
IMPROVEMENT DEPARTMENT
CITY of ST. PETERSBURG

SCALE: N.T.S.

C:\Users\HACasals\AppData\Local\Temp\AcPublish_13344\S30-08.dwg HACasals Thu, 05 Dec 2019 - 10:11am



TYPICAL SECTION VIEW



PVC ADAPTER
SLIP x THREAD



PLUG
SECTION VIEW





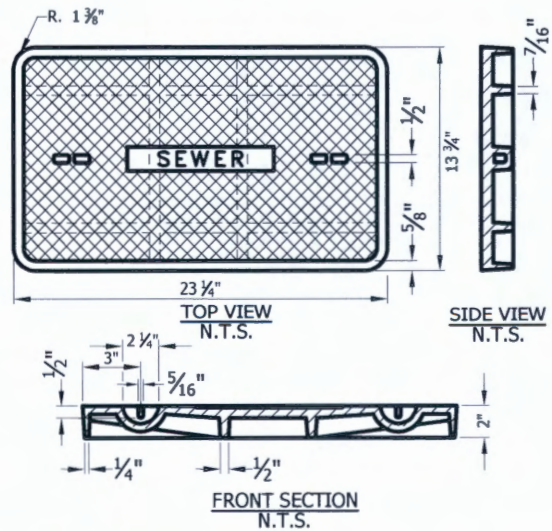
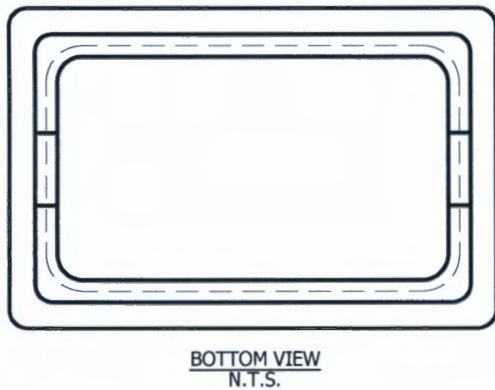
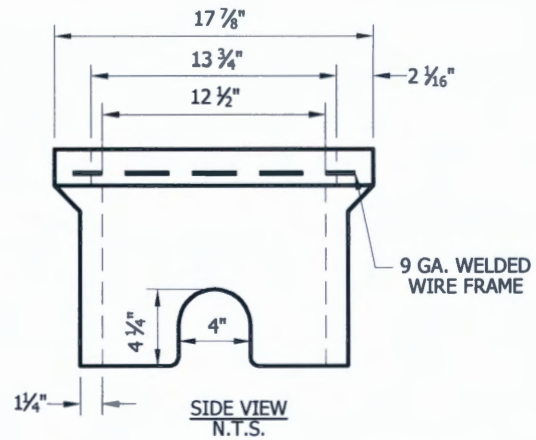
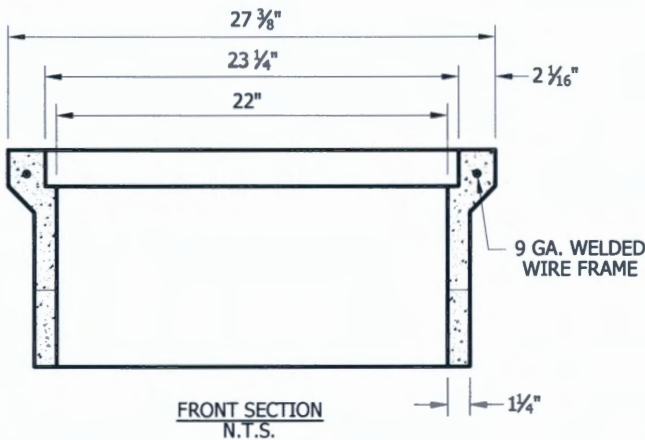
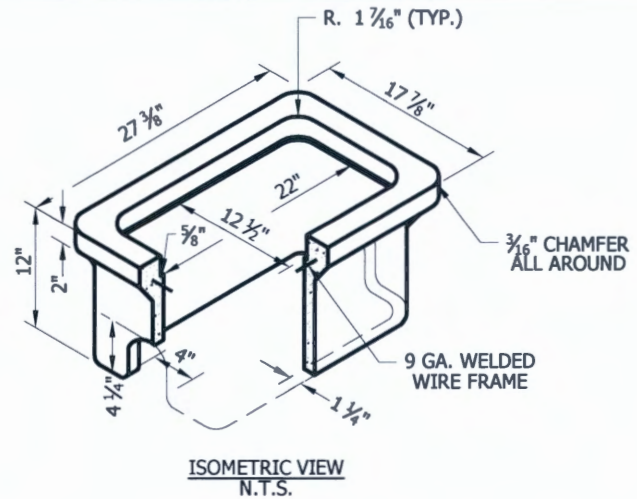
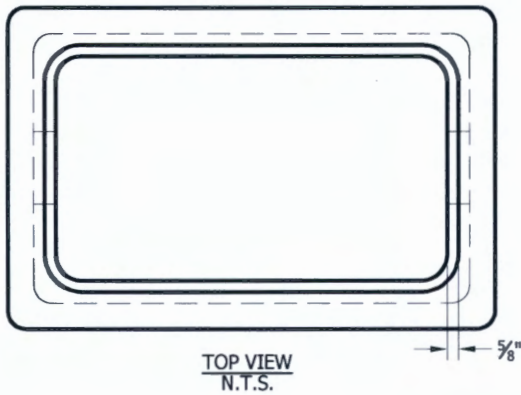
PLUG
PLAN VIEW

NOTES:

1. THIS SANITARY CLEAN OUT IS TO BE USED IN SODDED AREAS ONLY THAT ARE NOT ACCESSIBLE TO VEHICULAR TRAFFIC.
2. PLUG SHALL CONFORM TO THE SPECIFICATIONS AND SHALL HAVE A GASKET.
3. WYE SHALL CONFORM TO ASTM D-3034, & NSF STANDARD #14.

CITY STANDARDS

REVISIONS		 ENGINEERING AND CAPITAL IMPROVEMENT DEPARTMENT CITY of ST. PETERSBURG	SANITARY SEWER CLEAN OUT FOR NON TRAFFIC AREAS DETAIL	
BY	DATE			
			 DIRECTOR	DWG. No.
				S30-8
		SCALE: N.T.S.		



NOTES

1. CAST IRON LID TO BE A MODIFIED VERSION OF USF No. 7715 (OR EQUIVALENT) WITHOUT BOLT HOLES, MARKED "SEWER" AND A.D.A. COMPLIANT FOR USE IN SIDEWALKS. LID WT. APPROX. 55 LBS

CITY STANDARDS

SANITARY SEWER CLEAN-OUT CONCRETE BOX DETAIL

APPROVED BY:

Erjesh Rayman
DIRECTOR

DATE: OCT. 2019

DWG. No. **S30-9**

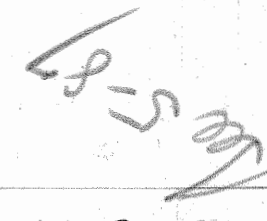
ENGINEERING AND CAPITAL
IMPROVEMENT DEPARTMENT
CITY of ST. PETERSBURG

SCALE: N.T.S.

REVISIONS

BY DATE

BY	DATE



This plot is in the South half (50%) of the South East quarter (SE 1/4) of the NW 1/4 West 1/2 section (NW 1/4) of Section Twelve (12) in Township 7 North Range of Clinton (6) East.

Containing five acres more or less

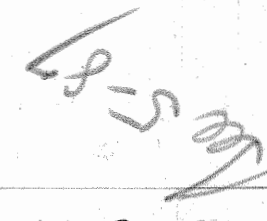
Chas M. Hagen - Owner to deed which is recorded
Chas M. Hagen - Trustee (see page 211)

92.

5-87

HAZEN'S SUB-DIVISION

Filed for record,
Dec 9th, 1922, 8:30 A.M.
J. N. Brown, Clerk
Grace Dieffenwierth, DC



Filed for record
Feb. 5th, 1923, 12.20 P.M.
J. N. Brown, Clerk
Grace Dieffenwierth, De.

Engineering & Capital Improvements Department

Permit Application



For work within Public Right of Way and Public Easement
or for construction of Seawalls & placement of Rip Rap

One Fourth Street North, 7th floor, St. Petersburg, FL 33701
Telephone (727) 893-7238 Fax (727) 892-5476

PLEASE USE INK & PRINT CLEARLY OR TYPE

FOR OFFICE USE ONLY:			
Application Received Date:	Payment Type:	Processed By:	Permit #:

APPLICANT COMPLETE THE FOLLOWING AND SUBMIT APPLICATION WITH THREE (3) SETS OF CIVIL PLANS TO BEGIN THE REVIEW PROCESS. ALL INFORMATION MUST BE FILLED-IN COMPLETELY. REQUIREMENTS FOR PERFORMANCE/PAYMENT BOND AND CERTIFICATE OF INSURANCE WILL BE PROVIDED UPON REVIEW OF THE EXTENT OF THE WORK.

PROJECT/JOB SITE	TYPE OF PERMIT (check at least one)	
Address:	Work in Public Right of Way or Easement:	
Parcel Identification Number:		
Description of Location:		
PROPERTY OWNER:		
Address: Unit #:	<input type="checkbox"/> \$25.00 Sidewalk <input type="checkbox"/> \$130.00 Commercial Driveway <input type="checkbox"/> \$150.00 Developer Permit <input type="checkbox"/> \$180.00 WTM Crossing <input type="checkbox"/> \$185.50 Minor Easement <input type="checkbox"/> \$180.00 Miscellaneous <input type="checkbox"/> \$200.00 Utility Connection (no pavement cut) <input type="checkbox"/> \$300.00 Utility Connection (pavement cut)	
City, State, Zip:		
Phone No.: Fax No.: E-Mail:		
APPLICANT: CONTACT:		
Address: Unit #:		
City, State, Zip:	Seawalls:	
Phone No.: Fax No.: E-Mail:		
CONTRACTOR: CONTACT:		
Address: Unit #:		
City, State, Zip:		
Phone No.: Fax No.: E-Mail:	<input type="checkbox"/> \$200.00 Concrete (first 100-feet /\$1.40 each additional foot) <input type="checkbox"/> \$155.00 Non-Concrete (first 100-feet/\$1.03 each additional foot) <input type="checkbox"/> \$140.00 Rip-Rap (first 100-feet /\$0.90 each additional foot) <input type="checkbox"/> \$60.00 Non-Structural Repairs	
ARCHITECT/ENGINEER/DESIGNER:		
Utility Provider:		
Address: Unit #:	<input type="checkbox"/> \$0 Utility Provider (Franchised or Paying Communications Service Tax)	
City, State, Zip:	<input type="checkbox"/> Utility Provider (fee determined by type of work) (Not Paying Communications Service Tax)	
Phone No.: Fax No.: E-Mail:		
State License No.:		

Total Estimated Construction Value: _____

Description of Scope of Work:

Applicant Print Name
Updated October 2019

Applicant Signature

Date

Provide a Certificate of Insurance per Exhibit A (below). The Certificate of Insurance must list the **City of St. Petersburg, Florida** as an additional insured on the face of the insurance certificate.

- To make sure updated Certificates of Insurance are sent to the correct City department, please assure that the Certificate Holder (on the face of the Certificate of Insurance) is listed as:

**City of St. Petersburg, Florida
c/o City Engineering and Capital Improvements Department
1 – 4th Street North, 7th Floor Municipal Services Center
St. Petersburg, Florida, 33701**

Exhibit A

City of St. Petersburg Insurance Requirements

The City of St. Petersburg has the following minimum requirements for insurance coverage:

Contractor shall carry the following minimum types and amounts of insurance at its own expense:

- a. Commercial general liability insurance in occurrence form in an amount of at least One Million Dollars (\$1,000,000) with Two Million Dollars (\$2,000,000) aggregate. This policy shall include coverage for personal injury or death and property damage or destruction and products and completed operations
- b. Automobile liability insurance of \$1,000,000 combined single limit covering all owned and if applicable hired and non-owned vehicles.
- c. Workers' Compensation insurance as required by Florida law and Employers' Liability insurance in an amount of at least \$100,000 each accident, \$100,000 per employee, and \$500,000 for all disease

All of the Contractors insurance policies, except Workers' Compensation, shall name the Indemnified Parties as additional insured's.

All policies shall provide that the City will be provided notice at least thirty (30) days prior to any cancellation, reduction or material change in coverage.

Contractor shall provide the City with Certificates of Insurance on a standard ACORD form listing contractor as named insured reflecting all required coverage. Contractor shall provide copies of current policies with all applicable endorsements prior to permit issuance. The City of St. Petersburg, Florida shall be listed as a certificate holder.

All insurance required shall be provided by responsible insurers licensed in the State of Florida and rated at least A- by Best's Insurance Guide or similar rating service.

PERFORMANCE – PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That we _____
_____ (Contractor-Principal), a _____
(Corporation-Partnership-Sole Proprietor, Etc.), hereinafter called “Principal” and _____
_____ (Surety) of _____,
State of Florida, hereinafter called the “Surety”, are held firmly bound unto the City of St.
Petersburg, hereinafter called “Owner” in penal sum of _____
Dollars (\$_____) in lawful money of the United States for the payment of
which sum will and truly be made, we bind ourselves, our heirs, executors,
administrators, and successors, jointly and severally firmly by these presents.

THE CONDITIONS OF THIS OBLIGATION is such that Whereas, the Principal entered
into a certain contract (work permit/minor easement) with the Owner, dated the _____
Day of _____, 20____, a copy of which is attached hereto and made a part hereof for
the construction of:

as described in City Engineering Work Permit # _____
(*contact City Engineering Department to obtain permit number assigned to this project*).

NOW, THEREFORE, if the principal shall, will, truly and faithfully perform its duties,
all the undertakings, covenants, terms, conditions and agreements of said contract (work
Permit/minor easement) during the original term thereof, and any extensions thereof
which may be granted by the Owner, with or without notice to the Surety, and if he shall
satisfy all claims and demands incurred under such contract (work permit/minor
easement), including appellate proceedings, and shall fully indemnify and save harmless
the Owner from all costs and damages which it may suffer by reason of failure to do so,
and shall reimburse and repay the Owner all outlay and expense which the Owner may
incur in making good any default, and shall promptly make payments to all claimants, as
defined in Sec. 255.05(1), Florida Statutes supplying Principal with labor, materials or
supplies used directly or indirectly by Principal in the prosecution of the work provided
for in such contract (work permit/minor easement), and any authorized extension or
modification thereof, including all amounts due for materials, lubricants, oil, gasoline,
repairs on machinery, equipment and tools, consumed or used in connection with the
construction of such work, and for all insurance premiums on said work, and for all labor,
performed in such work whether by subcontractor or otherwise then this obligation shall
be void; otherwise to remain in full force and effect. This bond is executed pursuant to
Section 255.05 Florida Statute, and is subject to the notice and time limitation provisions
therein.

PROVIDED, FURTHER, that the said Surety, for the value received hereby stipulates
and agrees that no change, extension of time, alterations or additions to the terms of the
contract (work permit/minor easement) or to the work to be performed thereunder or the
specifications accompanying the same shall in any way affect its obligation on this bond,
and it does hereby waive notice of any such change, extension of time, alteration or
addition to the terms of the contract (work permit/minor easement) or to work or to the
specifications.

PROVIDED, FURTHER, that no final settlement between the Owner and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, the said Principal and Surety have duly executed this instrument under seal in _____ counterparts, each one of which shall be deemed an original, this the _____ day of _____, 20_____.

ATTEST:

(Principal)

(Principal) Secretary

(SEAL)

By _____

(Address)

(City / State / Zip)

(Witness as to Principal)

(Address)

(City / State / Zip)

(Surety)

ATTEST:

(Surety) Secretary

(SEAL)

By _____
(Attorney-in-fact)

(Address)

(City / State / Zip)

(Witness as to Surety)

(Address)

(City / State / Zip)

Note: Date of Bond must not be prior to date of Contract