

KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2024090284 04/10/2024 09:50 AM  
OFF REC BK: 22762 PG: 848-848  
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Permit Number \_\_\_\_\_  
Parcel ID Number 28-29-15-06732-003-0070

### NOTICE OF COMMENCEMENT

State of Florida  
County of Pinellas

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description) BELLEAIR ESTATES BLK 3, LOT 7 & SE'LY 1/2 OF LOT 8 & W

a. Street (job) Address 456 Gardenia St, Bellair, FL 33756

2. General description of improvements Kitchen alteration, convert existing space to master bathroom and half bath, rewire, replumb, upsize electric service, new water heater, 2 bath reno

3. Owner Information or Lessee Information if the Lessee contracted for the improvement

a. Name and address Joseph Holt Jr

1171 Candler Rd Clearwater FL 33765

b. Name and address of fee simple titleholder (if different than Owner listed above) \_\_\_\_\_

c. Interest in property \_\_\_\_\_

4. Contractor Information

a. Name and address Florida Teel Specialty Builders: 3135 39th Ave N, Ste 9, St Pete, FL 33714

b. Telephone No. 7276311416

5. Surety (if applicable, a copy of the payment bond is attached)

a. Name and address \_\_\_\_\_

b. Telephone No. \_\_\_\_\_

c. Amount of Bond \$ \_\_\_\_\_

6. Lender

a. Name and address \_\_\_\_\_

b. Telephone 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

a. Name and address \_\_\_\_\_

b. Telephone 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.

a. Telephone No. of Person or entity designated by Owner \_\_\_\_\_

9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be one (1) year from the date of recording unless a different date is specified \_\_\_\_\_, 20\_\_\_\_)

**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.**

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager)

Joseph E. Holt Jr.  
(Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me by means of  physical presence or  on-line notarization, this 10 day of April, 2024 by Joseph Holt, as \_\_\_\_\_

(type of authority, e.g. officer, trustee, attorney in fact) for \_\_\_\_\_  
(name of party on behalf of whom instrument was executed).

Personally known  OR Produced Identification  Type of Identification Produced \_\_\_\_\_

Courtney Cochran  
SIGNATURE OF NOTARY

FL driver's license  
Courtney Cochran  
PRINT NAME

NOTARY STAMP



NOC Revised 10-2022