



# Pinellas County

## Legislation Details (With Text)

**File #:** 20-1115A      **Version:** 1

**Type:** Miscellaneous Item Received for Filing by Clerk      **Status:** Passed

**File created:** 6/16/2020      **In control:** Development Review Services

**On agenda:** 7/21/2020      **Final action:** 7/21/2020

**Title:** Plat of River Bend Village, a private residential and commercial subdivision.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Official Record of Filing of Plat for River Bend Village, 2. Recorded Private Street Sign Installation Guarantee for Anclote 35 LLC, 3. Recorded FE Sidewalk Guarantee for Anclote 35 LLC, 4. signed conformity plat.pdf, 5. River Bend county map.pdf, 6. Sidewalk Guarantee.pdf, 7. Private Street Sign Guarantee.pdf, 8. River Bend table.pdf

Date	Ver.	Action By	Action	Result
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**Subject:**

Plat of River Bend Village, a private residential and commercial subdivision.

**Recommended Action:**

Approval of the Plat for River Bend Village, located in Section 02, Township 27 South, Range 15 East, and acceptance of the sidewalk and street sign guarantees for recording.

- Per Pinellas County code and State law, properties that are split creating 3 or more lots are subject to a site plan and platting process.

**Strategic Plan:**

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

**Summary:**

This plat is a requirement of Site Plan No. 4670. The private subdivision contains 78 lots and 18 tracts. Sidewalks and Street signs are a requirement of this subdivision. Three tracts hold conservation easements to be dedicated to Pinellas County.

**Background Information:**

Anclote 35, LLC, GGR Anclote, LLC, and GGR Anclote 11, LLP are submitting this plat for a private subdivision containing 54 single family lots, 24 commercial lots, and 18 tracts. The HOA is accepting 13 tracks and the remaining 5 tracts are being accepted by the POA. Sidewalks and Street signs are

a requirement for this private subdivision. Approval of this plat will allow the developer to sell the lots which will create additional tax revenue.

**Fiscal Impact:**

Funds in the amount of \$6,115.00 have been collected for the review and processing of the plat.

**Staff Member Responsible:**

Blake Lyon, Director, Development Review Services

**Partners:**

N/A

**Attachments:**

Table of Motions  
Private Street Sign Installation Guarantee  
Sidewalk Guarantee  
Location Map  
Signed Plat; 7 pages