



# Pinellas County

## Staff Report

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File #: 21-484A, Version: 1

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### **Subject:**

Plat of Sunset at Lansbrook Second Replat; a private residential subdivision.

### **Recommended Action:**

Approval of the plat for Sunset at Lansbrook Second Replat.

- The plat is for a private subdivision located west of Tarpon Lake Boulevard and south of Lansbrook Parkway.
- The site is being re-platted from 3-single family lots to a 5-single family lot subdivision.
- Approval of this plat will allow the developer to sell the lots which will create additional tax revenue.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and Our Customers

5.3 Ensure effective and efficient delivery of county services and support

5.4 Strive to exceed customer expectations

### **Summary:**

- 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.
- This plat is a requirement of Site Plan No. 4692.
- The plat contains 5-single family lots.

### **Background Information:**

Farhod Nikjeh is re-platting the subdivision as is required by Site Plan Number 4692; the developer applied to increase the size of the subdivision from 3 to 5 single family lots. 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 \$6,339.00 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

Location Map

Signed Plat; 2 pages