



Pinellas County

Staff Report

File #: 24-0627A, Version: 1

Subject:

Plat of Harbor Landing; a private residential subdivision.

Recommended Action:

Approval of the plat for Harbor Landing located in Section 24, Township 27 South, Range 15 East, and acceptance of the sidewalk and street sign guarantee for recording.

- The private subdivision is located west of Roberts Road, south of Pleasant Avenue, and east of the Pinellas Trail.
- HP Capital Group 2, LLC is submitting this plat as a requirement for Site Plan 4713.
- The site is being subdivided into 64 single family lots and 4 private tracts. The private tracts and private easements are dedicated to Harbor Landing Neighborhood Association, Inc.
- Sidewalks and street signs are a requirement of this subdivision.

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 three or more lots are subject to the platting process.

This plat is a requirement of a Site Plan No. 4713

It contains 64 single family lots and four private tracts.

Sidewalks and Street Signs are a requirement of this subdivision.

Background Information:

HP Capital Group 2, LLC has submitted this plat for a private subdivision containing 64 single family lots and four private tracts. The private tracts and private easements are dedicated to Harbor Landing Neighborhood Association, Inc. Sidewalks and Street Signs are a requirement for this 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 \$7324.00 have been collected for the review and processing of the plat.

Staff Member Responsible:

Kevin McAndrew, Director, Development Review Services

Partners:

N/A

Attachments:

Table of Motions

Sidewalk and Street Sign Guarantee

Location Map

Signed Plat; 7 pages