



Pinellas County

Staff Report

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

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

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