



# Pinellas County

## Staff Report

---

**File #:** 18-631A, **Version:** 1

---

**Subject:**

Plat of Tuscany Highlands.

**Recommended Action:**

Approval of the plat of Tuscany Highlands (for recording) located in Section 3, Township 31 South, and Range 15 East.

**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. 4636. The site is being divided into a 3 lot single family subdivision with all 3 lots fronting 53rd Avenue North east of Duhme Road.

**Background Information:**

H3O Design submitted this site plan on behalf of Mr. Mark D. Hrubar, Manager of Mako6, LLC, a Florida Limited Liability Company to comply with drainage requirements and the property being split into three lots. He previously sold Lot 1 to Sharon A. Liu, for whom he was building a house. It was during the drainage review process for a building permit that this split was found and the owner was required to submit a site plan to meet the drainage requirements for the lots. Each owner is responsible (as stated on the plat) for their own drainage toward the front of the respective properties and the three property owners will jointly be responsible for the pond at the north end of the properties. There will not be a Homeowner's Association for the three lots. Since each lot fronts 53<sup>rd</sup> Avenue North, additional infrastructure was not required. 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 \$3,744.00 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

Plat (2 pages)