



# Pinellas County

## Staff Report

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File #: 19-296A, Version: 1

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### **Subject:**

Plat of Cohen Courts.

### **Recommended Action:**

Approval of the Plat of Cohens Courts located in Section 1, Township 28 South, Range 15 East 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.
- Although advised of this before construction the builder proceeded to construct two additional single family homes (one was previously constructed), each independent of the other. The lots were previously split by metes and bound. When this was discovered the builder was required to obtain a site plan and plat before the third home could be issued a Certificate of Occupancy.
- All necessary signatures have been obtained, and the plat has been revised to conform to County and State requirements and is now ready for the BCC's review and approval.

### **Strategic Plan:**

This plat is a requirement of Site Plan No. 4661. The site contains a 3 lot single family subdivision located on the south side of Ohio Avenue west of 15th Street.

### **Summary:**

This site was initially split by metes and bound. When the builder came in to obtain permits to build on the second lot, it was found to be non-compliant to the Land Development Code. The developer was required to submit a site plan to ensure proper drainage requirements were met as well as a plat for a property being split into three (3) lots.

### **Background Information:**

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

### **Fiscal Impact:**

Funds in the amount of \$5,129.00 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

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