File #: 17-1964A, **Version:** 1

Subject:
Plat of Highwood Estates Phase 2, private street sign installation guarantee, and sidewalk guarantee for recording.

Recommended Action:
Accept and approve the plat of Highwood Estates Phase 2 for recording from Gulfwind Contracting, LLC, located in Section 18, Township 28 South, and Range 16 East; accept a private street sign installation guarantee and a sidewalk guarantee for recording.

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. 4612.30. The site is being divided into a 17 lot single family private subdivision, and 3 tracts are being dedicated to the homeowners association. A conservation easement is being dedicated to Pinellas County. A sidewalk guarantee and a private street sign installation guarantee were required to ensure the installation of same in this private subdivision.

Background Information:
Gulfwind Contracting, LLC submitted a site plan known as Highwood Estates Phase 2 (Site Plan No. 4612.30). The property is being divided into 17 single family lots. The site is designed to be a private subdivision requiring 3 tracts consisting of drainage easements/wall easements, and an ingress-egress easement to be dedicated to the homeowners' association for maintenance. 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 $3,213.00 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

Private Street Sign Installation Guarantee
Sidewalk Guarantee
Location Map
Signed Plats 1 - 3