



# Pinellas County

## Staff Report

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File #: 23-0787A, Version: 1

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### **Subject:**

Re-Plat of Cypress Run Unit III; a private residential subdivision.

### **Recommended Action:**

Approval of the plat for Cypress Run Unit III located in Section 9, Township 27 South, Range 16 East, and acceptance of the sidewalk guarantee for recording.

- The private subdivision is located on the north of St. Andrews Boulevard at the intersection of Royal Dornock Court.
- Cumbey & Fair, Inc. is submitting this plat as a requirement for Site Plan 2366.20.
- The site is being subdivided into 2-single family lots and there are no tracts. All private easements will be dedicated to Cypress Run Railroad Property LLC.
- Sidewalk is 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 State law, a re-plat requires the platting process. Per Pinellas County Land Development Code, properties that require the platting process are subject to the site plan process.

This plat is a requirement of a Site Plan No. 2366.20

It contains 2-single family lots and zero tracts.

Sidewalks are a requirement of this subdivision.

### **Background Information:**

Cumbey & Fair, Inc. has submitted this plat for a private subdivision containing 2-single family lots and (0) tracts. All private easements will be dedicated to Cypress Run Railroad Property LLC.

Sidewalks 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 \$3976.50 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 Guarantee  
Location Map  
Signed Plat; 2 pages