



Pinellas County

Staff Report

File #: 18-997A, **Version:** 1

Subject:

Plat of Enclave of Palm Harbor.

Recommended Action:

Approval of the Plat of Enclave of Palm Harbor recording located in Section 13, Township 28 South, and Range 15 East 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. 4652. The site is being divided into a 25 lot single family private subdivision plus 4 tracts dedicated to the homeowners association and 1 tract dedicated to the County as public right-of-way.

Background Information:

Pulte Home Company, LLC, is submitting this plat as a requirement of Site Plan No. 4652. The property is being divided into 25 single family lots. The site is designed to be a private subdivision also containing 5 tracts of which one (1) is a private roadway for access to the lots; three (3) are private drainage tracts to include utilities, walls, hardscape and landscape; and one (1) (Tract D) is dedicating 40' of public right-of-way along Hermosa Drive and 20' of public right-of-way along Manning Road. Approval of this plat will allow the developer to sell the lots which will create additional tax revenue as well as give the County additional right-of-way at no cost to the taxpayers.

Fiscal Impact:

Funds in the amount of \$4,684.00 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

Signed Plat - 3 pages

