



Pinellas County

Staff Report

File #: 19-205A, Version: 1

Subject:

Plat of Ozona Spring Subdivision.

Recommended Action:

Approval of the Plat of Ozona Spring Subdivision located in Section 10, 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 three single family homes, each independent of the other. 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.
- The owner of the third lot, ultimately fired the builder for lack of performance. She has been trying to complete the platting process since that time. The homeowners (more specifically their lenders) for lots 1 and 2 have been withholding their signatures from the plat until recently.
- 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.

Summary:

This plat is a requirement of Site Plan No. 4650. The site contains a 3 lot single family private subdivision as well as a conservation easement dedicated to Pinellas County.

Background Information:

This site was initially split by metes and bound. When the builder came in to obtain permits to build on the third 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.

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

Fiscal Impact:

Funds in the amount of \$4,719.00 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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