



Pinellas County

Staff Report

File #: 21-186A, **Version:** 1

Subject:

Plat of North Point of Palm Harbor, a private residential subdivision.

Recommended Action:

Approval of the plat for North Point of Palm located in Section 02, Township 28 South, Range 15 east, and acceptance of the sidewalk and street sign guarantees for recording.

- GGR North Point, LLP is submitting this plat as a requirement for Site Plan Number 4687.
- The site is being subdivided into 25-single family lots and six tracts.
- The site is designed to be a private subdivision and all six tracts will be dedicated to the Homeowners Association.
- The private subdivision is located west of Alternate 19 and north of Missouri Avenue.
- Sidewalks and street signs are a requirement of this subdivision.
- One tract holds a conservation easement which is being dedicated to Pinellas County.

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 Pinellas County code and State law, properties that are split creating 3 or more lots are subject to a site plan and platting process.
- This plat is a requirement of Site Plan No. 4687.
- The private subdivision is located west of Alternate 19 and north of Missouri Ave.
- It contains 25-lot single family lots and six tracts.
- Sidewalks and Street signs are a requirement of this subdivision.
- One tract holds a conservation easement which is being dedicated to Pinellas County.

Background Information:

GGR North Point, LLP has submitted this plat for a private subdivision containing 25-single family lots and six tracts. The HOA is accepting all (6) six tracts. Sidewalks and street signs 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 \$6,118.00 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

Sidewalk Guarantee

Location Map

Signed Plat; 4 pages