



# Pinellas County

## Staff Report

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File #: 22-1625A, Version: 1

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### **Subject:**

Plat of LaRocca Estates; a private residential subdivision.

### **Recommended Action:**

Approval of the plat for Larocca Estates located in Section 7, Township 28 South, Range 16 east, and acceptance of the sidewalk and street sign guarantees for recording.

- The private subdivision is located north of Tampa Road, west of U.S. 19.
- DiGiovanni Homes, LLC is submitting this plat as a requirement for Site Plan Number 4697.
- The site is being subdivided into 7-single family lots and three tracts, one of the tracts being the private right-of-way.
- The site is designed to be a private subdivision and the three tracts will be dedicated to the Homeowners Association.
- Sidewalks and street signs are 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 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. 4697.
- It contains 7-single family lots and three (3) tracts.
- Sidewalks and Street signs are a requirement of this subdivision.

### **Background Information:**

DiGiovanni Homes, LLC. has submitted this plat for a private subdivision containing 7-single family lots and (3) three tracts. The HOA is accepting the (3) three 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 \$6,562.50 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

Private Street Sign Installation

Sidewalk Guarantee

Location Map

Signed Plat; 2 pages