



Pinellas County

Staff Report

File #: 24-0098A, **Version:** 1

Subject:

Plat of Summerset Villas; a private residential subdivision.

Recommended Action:

Approval of the plat for Summerset Villas located in Section 30, Township 28 South, Range 16 East, and acceptance of the sidewalk and street sign guarantee for recording.

- The private subdivision is located east of Summerdale Dr and north of Summerdale Ct.
- Summerset Villas, LLC is submitting this plat as a requirement for Site Plan 4737.
- The site is being subdivided into 39 single family lots and three private tracts. The private tracts and private easements are dedicated to Summerset Villas Homeowners Association, Inc.
- 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 three or more lots are subject to a site plan and platting process.

This plat is a requirement of a Site Plan No. 4737

It contains 39 single family lots and three private tracts.

Sidewalks and Street Signs are a requirement of this subdivision.

Background Information:

Summerset Villas, LLC has submitted this plat for a private subdivision containing 39 single family lots and three private tracts. The private tracts and private easements are dedicated to Summerset Villas Homeowners Association, Inc. 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 \$6424.00 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 and Street Sign Guarantee
Location Map
Signed Plat; 2 pages