



BOARD OF COUNTY COMMISSIONERS

DATE: August 19, 2014

AGENDA ITEM NO. 7

Consent Agenda ☒

Regular Agenda ☐

Public Hearing ☐

County Administrator's Signature:

Subject:

Accept and Approve for Recording the Innisbrook Parcel F Plat; Accept a Sidewalk Guarantee for Recording; and Accept a Private Street Sign Installation Guarantee for Recording.

Department:

Environment & Infrastructure

Staff Member Responsible:

David E. Scott, P.E., Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS ACCEPT AND APPROVE FOR RECORDING THE INNISBROOK PARCEL F PLAT, LOCATED IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST; ACCEPT FOR RECORDING A SIDEWALK GUARANTEE; AND ACCEPT FOR RECORDING A PRIVATE STREET SIGN INSTALLATION GUARANTEE.

Summary Explanation/Background:

The plat is a requirement of the Innisbrook Parcel F Site Plan Number 1050.073, and consists of a 110 lot residential subdivision located along the southern portion of Innisbrook, adjacent to Bee Pond Road.

This site was submitted with an agreement in place between Innisbrook and the Parcel F developer, Jen Florida XVI, LLC (Developer), stating that Parcel F could not be constructed via the internal Innisbrook roadways. Therefore, access for the construction process is via Bee Pond Road.

The County and the Developer have met with the residents along Bee Pond Road several times, and the Developer has provided residents various assurances to their concerns. Final access to Parcel F will be through the Innisbrook subdivision via a new access road being constructed to connect to Old Post Road. Once the project is complete, there will be an emergency only access along Bee Pond Road, as the County has a code requirement that necessitates a secondary access when there are more than 50 residential units. Construction has commenced and Bee Pond Road is presently being utilized for construction access.

Fiscal Impact/Cost/Revenue Summary:

Funds in the amount of \$6,125.00 have been collected for the review and processing of the plat.

Exhibits/Attachments Attached:

Table of Motions
Sidewalk Guarantee
Private Street Sign Installation Guarantee
Aerial Photo
Location Map

The Honorable Chairman and Members
of the Board of County Commissioners
August 19, 2014

TABLE OF MOTIONS

| Item | Motions to Approve Plat for Recording | Motions to Accept for Main- tenance | Motions to Accept Bonds and/or Funds | Motions to Accept Sidewalk and Street Sign Guarantee | Motions to Release Bonds and/or Funds | Motions to Accept Deeds and Easements Adopt Resolution Accepting Dedicated Areas |
|---------------------|--|--|---|---|--|--|
| Innisbrook Parcel F | X | | | XX | | |

SIDEWALK GUARANTEE

JEN FLORIDA XVI, LLC, a Florida limited liability company, the fee simple title holder and **HBWB Development Services, LLC**, a Florida limited liability company "their agent" to the real estate located in Pinellas County, Florida, described as **Innisbrook Parcel F**, do hereby for themselves and their heirs and assigns, acknowledge and declare that the following condition will be met and performed with respect to the said real estate:

A sidewalk will be constructed along Via Verdi Drive, Lavello Lane, Galleria Avenue, Marinella Drive, Turnio Lane, and all sidewalks are 5 foot. It is agreed that the sidewalk along all areas without lot frontage will be physically installed before Pinellas County's acceptance of the roads. It is further agreed that said sidewalk will be physically installed before issuance of a Certificate of Occupancy of any residence. Sidewalks along the streets adjacent to the lot must be in place before a Certificate of Occupancy will be issued for that lot.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 28 day of JULY, 2014.

OWNER:

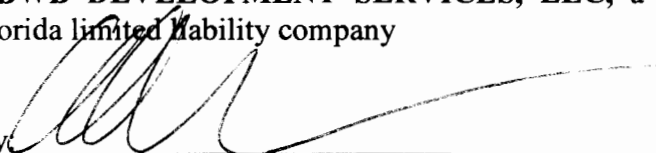
JEN FLORIDA XVI, LLC, a Florida limited liability company

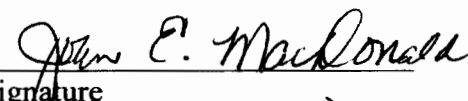
BY: **SUN TERRA COMMUNITIES I, LLC**, a Florida limited liability company, its Non-Member Manager

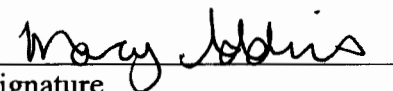
By: 
John Kraynick, Co-manager

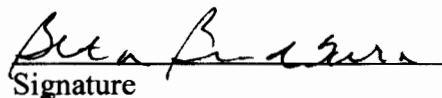
AGENT:

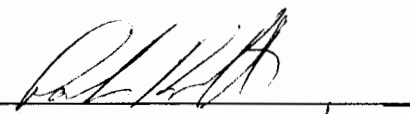
HBWB DEVELOPMENT SERVICES, LLC, a Florida limited liability company

By: 
Wilhelm Nunn, as Manager


Signature
JOAN E. MACDONALD
Print Name


Signature
Mary Iddins
Print Name


Signature
Beth Bradburn
Print Name


Signature
Paula Roberts
Print Name

Parcel F Aerial Map



LOCATION MAP

