BOARD OF COUNTY COMMISSIONERS

DATE: February 24, 2015
AGENDA ITEM NO. 7

Consent Agenda ☑ **Regular Agenda** ☐ **Public Hearing** ☐

County Administrator's Signature:

Subject:

Accept and Approve for Recording the Plat of Harbor Ridge Phase II of Palm Harbor; Accept a Private Street Sign Installation Guarantee for Recording; and, Accept a Sidewalk Guarantee for Recording.

Department:

Public Works

Staff Member Responsible:

Richard Coates, P.E., Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS ACCEPT AND APPROVE FOR RECORDING THE PLAT OF HARBOR RIDGE PHASE II OF PALM HARBOR FROM GGR HARBOR RIDGE, LLP, LOCATED IN SECTION 24, TOWNSHIP 27, RANGE 15 EAST, AND ACCEPT FOR RECORDING A PRIVATE STREET SIGN INSTALLATION GUARANTEE AND A SIDEWALK GUARANTEE.

Summary Explanation/Background:

This plat is a requirement of Site Plan No. 3674.12. The Site is being divided into 16 lots for townhomes. A Sidewalk Guarantee and a Private Street Sign Installation Guarantee were required to ensure installation of same in this private subdivision.

Fiscal Impact/Cost/Revenue Summary:

Funds in the amount of $2,833.00 have been collected for the review and processing of the plat.

Exhibits/Attachments Attached:

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

The Honorable Chairman and Members
of the Board of County Commissioners
February 24, 2015

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
Harbor Ridge Phase II of Palm Harbor	X			XX		

PRIVATE STREET SIGN INSTALLATION GUARANTEE

GGR Harbor Ridge, LLP, the fee simple title holder to the real estate located in Pinellas County, Florida, described as the owner, 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.

Street name signs and regulatory signs will be installed on North Ridge Drive as required by Pinellas County and will be in accordance with the "Manual on Uniform Traffic Control Devises for Streets and Highways" and the "Pinellas County Land Development Code" latest revision.

It is further agreed that said street and regulatory signs will be physically installed before issuance of a Certificate of Occupancy on any residence.

IN WITNESS WHEREOF, the said GGR Harbor Ridge, LLP, have hereunto set their hands and seals this 3rd day of December, 2014.

GGR Harbor Ridge, LLP

Witness signature

George P. Stamas
Sec/Treas

CHRISTIE HILLER
Print name

Witness signature

Annette J. Noffz
Print name

(3) FOR A PARTNERSHIP

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 3rd day of December, 2014 by George P. Stamas Sec/Treas on behalf of GGR Harbor Ridge, LLP a partnership. He is personally known to me and who did take an oath.

David C Norton

DAVID C. NORTON
Notary Public - State of Florida
My Comm. Expires Mar 10, 2018
Commission # FF 091057
Bonded Through National Notary Assn.

SIDEWALK GUARANTEE

GGR Harbor Ridge, LLP the fee simple title holders to the real estate located in Pinellas County, Florida, described as Harbor Ridge Phase II of Palm Harbor 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 North Ridge Drive 5 foot in width. 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 on any residence. Sidewalks along the streets adjacent to the lot must be in place before the Certificate of Occupancy will be issued for that lot.

IN WITNESS WHEREOF, the said GGR Harbor Ridge, LLP, have hereunto set their hands and seals This 27th day of January, 2015.

Witness _____

Christie Muller

Print name here

Witness _____

Annette J Neffz

Print name here

GGR Harbor Ridge, LLP

_____ Corporate

George P. Stamas, Sec/Treas

If the owner is a corporation the title of the Person signing must be printed along with the persons name.

(3) FOR A PARTNERSHIP

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 27th day of January, 2015 by George P. Stamas Sec/Treas on behalf of GGR Harbor Ridge, LLP a partnership. He is personally known to me and who did take an oath.

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David C Norton

DAVID C. NORTON
Notary Public - State of Florida
My Comm. Expires Mar 10, 2018
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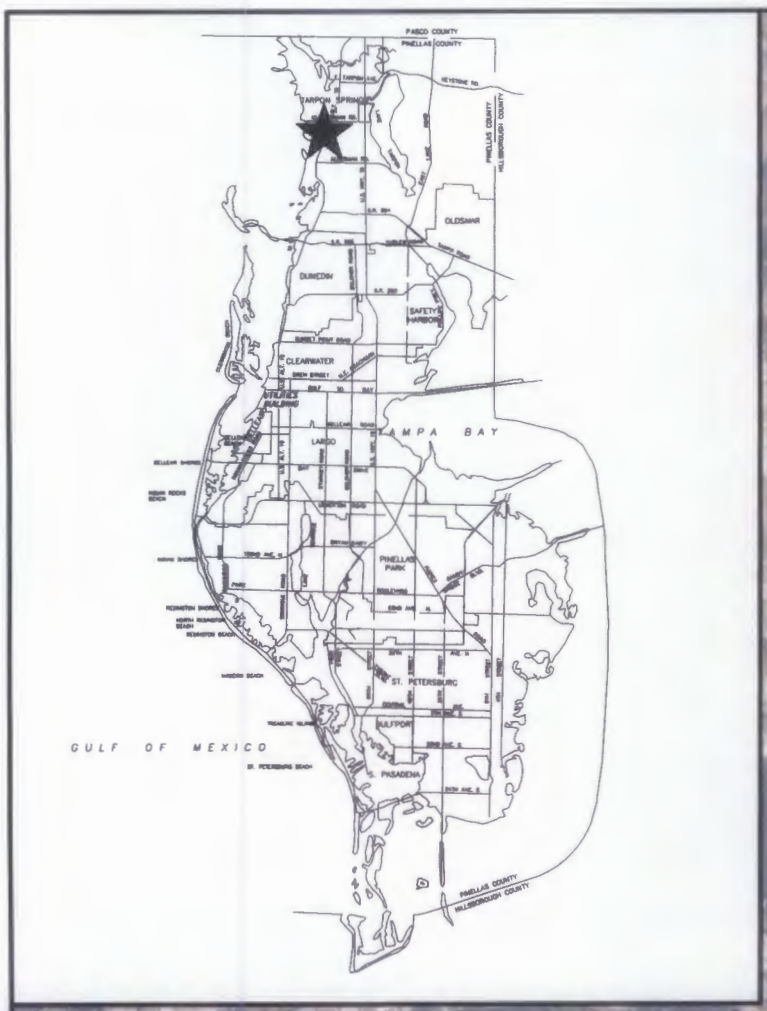

HARBOR RIDGE PHASE II PLAT LOCATION MAP

Pinellas County