

**BOARD OF COUNTY  
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July 22, 2015

LMA  
31622 US Hwy 19 North  
Palm Harbor, FL 34684

RE: Sutherland Crossing/Turtle Beach  
SP# 1858.10 4<sup>th</sup> Revised Final Site Plan  
Parcel ID#: 2-28-15-88555-000-0000 & 0001

Dear Sir:

It has come to the County's attention, through additional archive research associated with the aforementioned site plan approval, that Revised Final Site Plan issued on July 6, 2015 contains several matters that are inconsistent with County's codes. Consequently, the County is rescinding the Site Plan approval until these matters can be adequately addressed pending demonstrating full compliance with the County's applicable codes, ordinances, and regulations.

As submitted, the current site plan references 62 units; however, it appears based on additional research of the original Point Seaside RPD Land Use Plan and associated project approvals that only 61 units remain available for the proposed Turtle Beach project site plan.

County records indicate the 145.1 acre project area was comprised of 74.4 acres of aquatic lands (which afford no density), while the remaining 70.7 acres are zoned with a combination of RPD-1.0 and RPD-2.5, ultimately yielding up to 113 units. However, the Point Seaside development plan that was approved was limited to 110 units. In 1981, the County issued a site plan approval for Point Seaside included phases 1, 2, and 3. This site plan was comprised of 62 single family lots, 49 lots along Point Seaside Drive, nine lots along the west side of Seaview Drive, and four lots along the east side of Seaview Drive. Phase 4, also known as Sutherland Crossing, was approved in 1983 as a 48 unit condominium project.

Pinellas County  
Development Review Services  
440 Court St.  
Clearwater, FL 33756  
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The Turtle Beach site plan calls for redevelopment of Seaside Drive (13 units) and the former Sutherland Crossing project (48 units), not include the Point Seaside units; thus, the total unit count available for this project is 61 units.

In addition to the lot count discrepancy and corresponding need for a site plan re-configuration, the County would like to discuss any other potential implications this might have on the site plan. Please feel free to contact me, 727-464-6053 or [blyon@pinellascounty.org](mailto:blyon@pinellascounty.org) at your earliest convenience so we can discuss this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Blake Lyon", with a long horizontal flourish extending to the right.

Blake Lyon, Director  
Development Review Services

cc: Andrew Irick (via email)  
Mark Rutenberg (via email)