



Development Review Services
440 Court Street
Clearwater, FL 33756

June 26, 2015

Turtle Beach Land Company, LLC
Attn: Andrew Irick
2611 Keystone Road, Suite B-4
Tarpon Springs, FL 34688

Re: Turtle Beach (a.k.a. Sutherland Crossing)
Site Plan 1858.10 – Sidewalk Waiver Request

Dear Mr. Irick :

The County is in receipt of your sidewalk waiver request via letter of June 18, 2015, which requests eliminating the sidewalk requirement from the "private road that is named Seaview Circle, and to certain "non lot" areas along the public roads named Seaview Drive and Florida Boulevard." According to your request, those units fronting on to public roads (specifically the 19 units, numbered 37 through 55, would be constructed with a sidewalk per County specifications. The justification provide in the letter speaks to the hardship created by the "extraordinary number of trees, and the unusual topo, on both sides of the Turtle Beach private road...Seaview Circle."

Land Development Code

The Pinellas County Land Development specifically Section 138-645 (e) (6) states, "*Sidewalks shall be required on both sides of all streets and roads where such streets and roads are adjacent to residential uses or recreational uses, and shall be required at all other locations where pedestrian and vehicular traffic may conflict. When determined unnecessary or impractical to accomplish, these requirements may be waived by the county administrator. Request for such waivers shall be submitted in writing to the zoning division.*"

As a matter of clarification, the sidewalk requirements apply to those properties within the project area. Consequently, the project as proposed has met the sidewalk requirement for the units fronting on to public streets; as a result, review of the waiver request will focus on the portion of the project area with a private street, i.e. Seaview Circle.

Analysis and Discussion

The current sidewalk design provides public access throughout the public street portions of the project area, thereby meeting the intent of the code for accommodating pedestrians, bicyclist, etc. and providing an opportunity to recreate or visit neighboring properties in a safe and accessible manner. The private portion of the project area, although not providing sidewalk front each individual unit, provides sidewalk connections to common areas of the project, on previously developed portions of the site that had limited or no sidewalks.

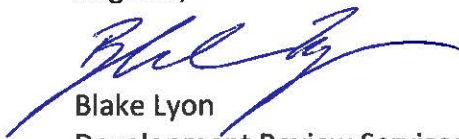
Historically, the broader community was planned and constructed without the benefit of sidewalks. Previous development of this subdivision, as approved in the 1982 master plan, did not incorporate the use of sidewalks. As newer developments have come into the areas sidewalks have been required, thus creating a varied character throughout the general vicinity, as noted on Sanctuary Drive and Broadus Street.

Determination

Development Review Services, i.e. zoning division, has reviewed the technical merits of the waiver request along with the history of the project site and the general character of the surrounding area. It has been determined that the sidewalk requirement for the private road portions of the project, specifically units 1-36, 56-62, that front on to Seaview Circle are unnecessary and therefore as the designee of the County Administrator for site plan review, the waiver request has been granted. Furthermore, the sidewalks provided on the public portions of the project and throughout the common areas of the private portions of the site plan meet all applicable safety standards.

Should you have any questions or wish to discuss this matter further, please feel free to me at 727-464-6053 or blyon@pinellascounty.org.

Regards,



Blake Lyon
Development Review Services Director