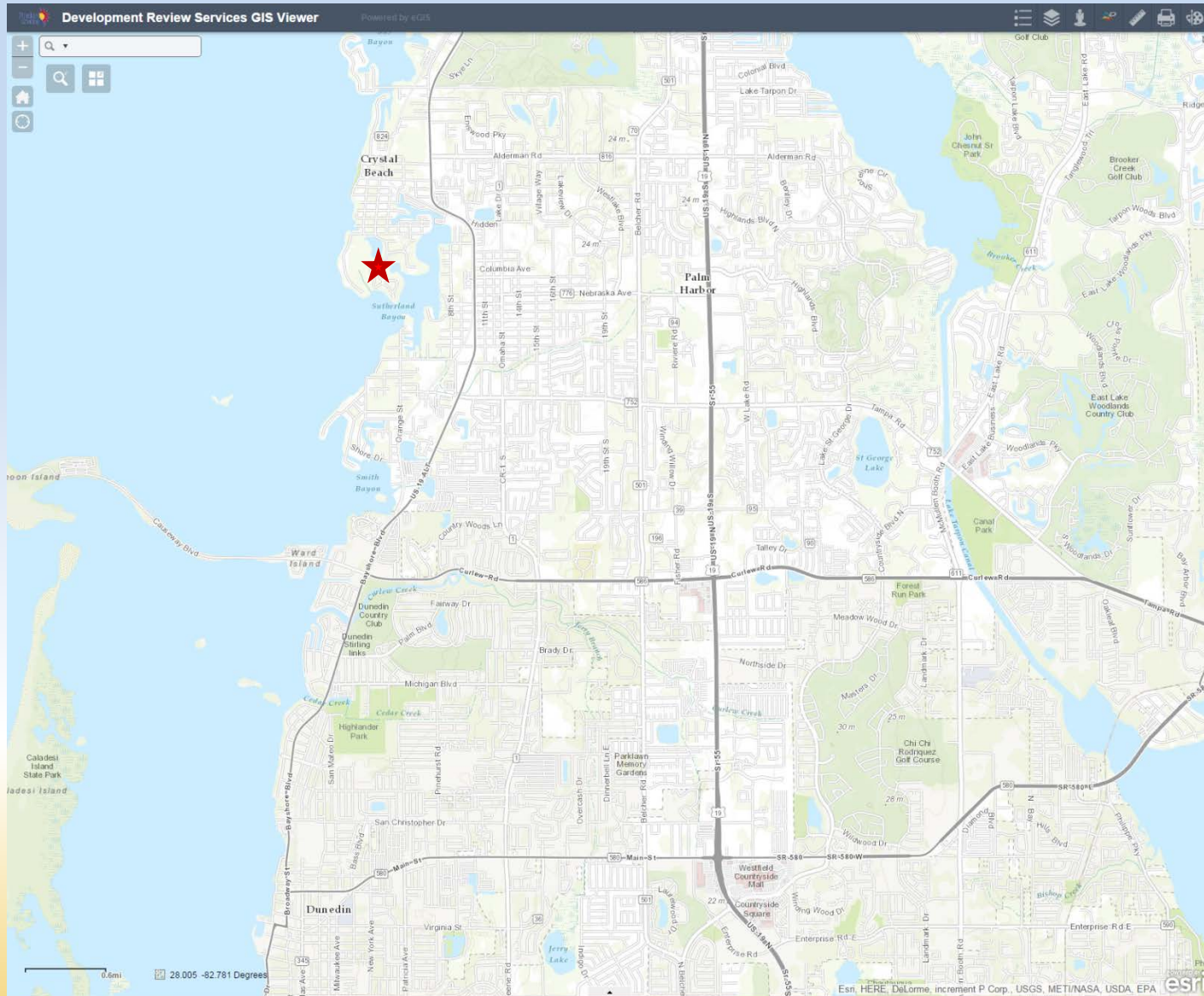
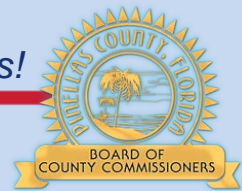


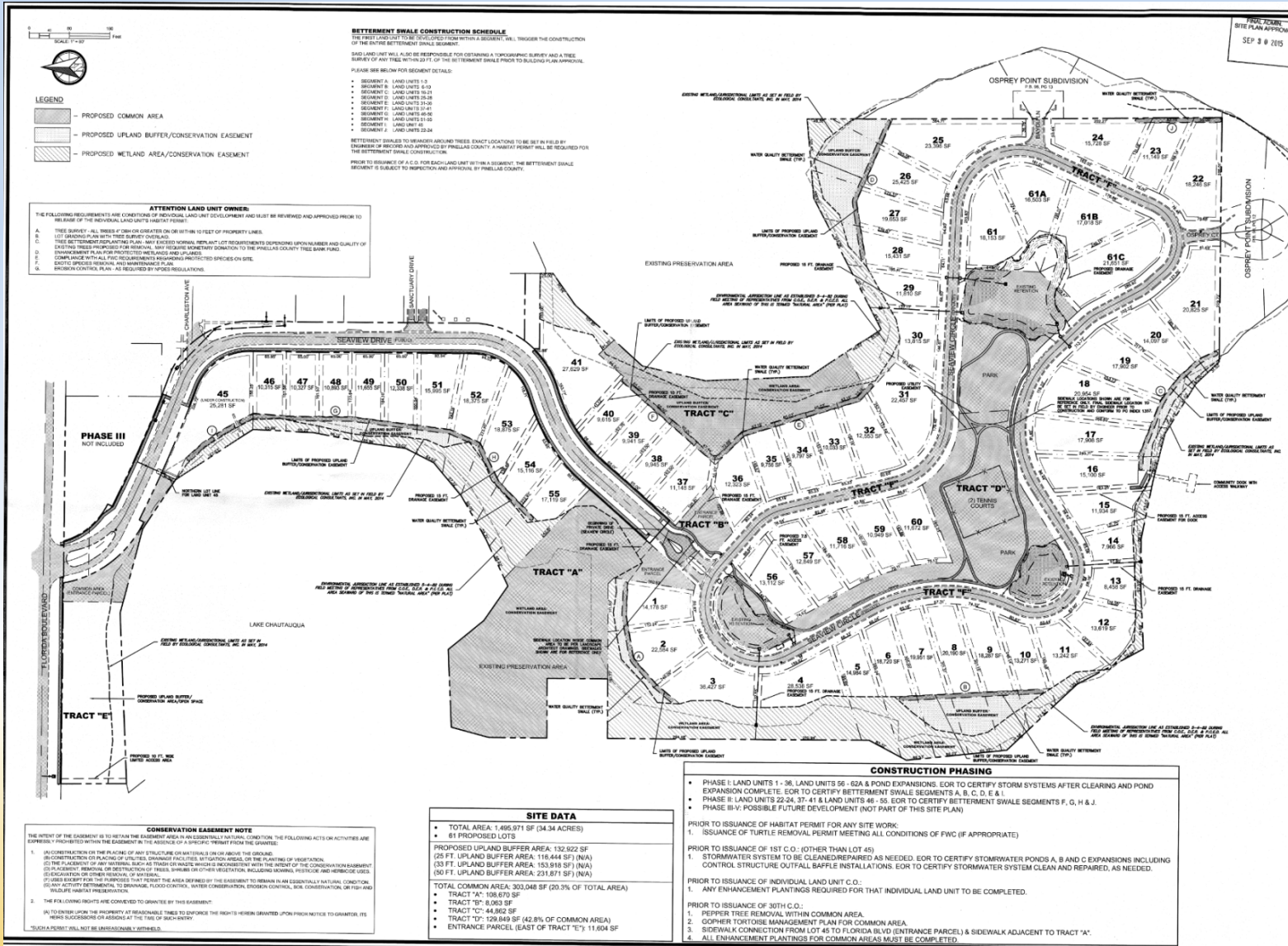
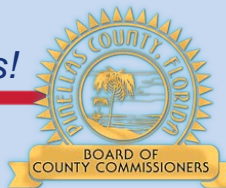
Turtle Beach

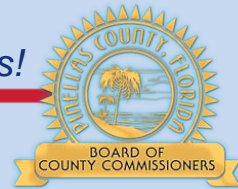
Appeal of Site Plan #1858.11



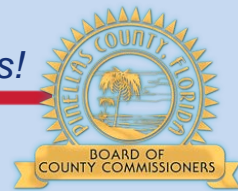
SP #1858.11

Doing Things!

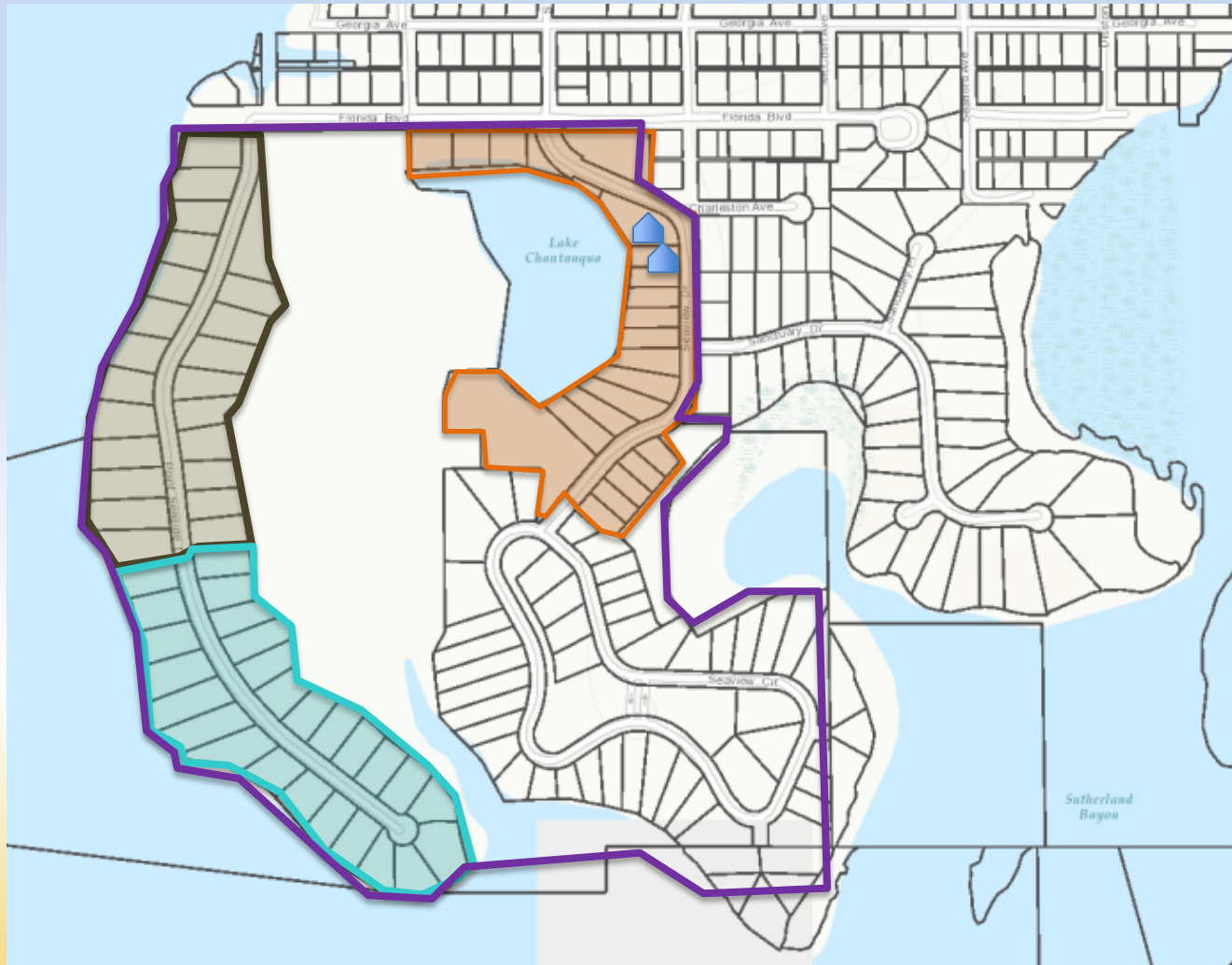




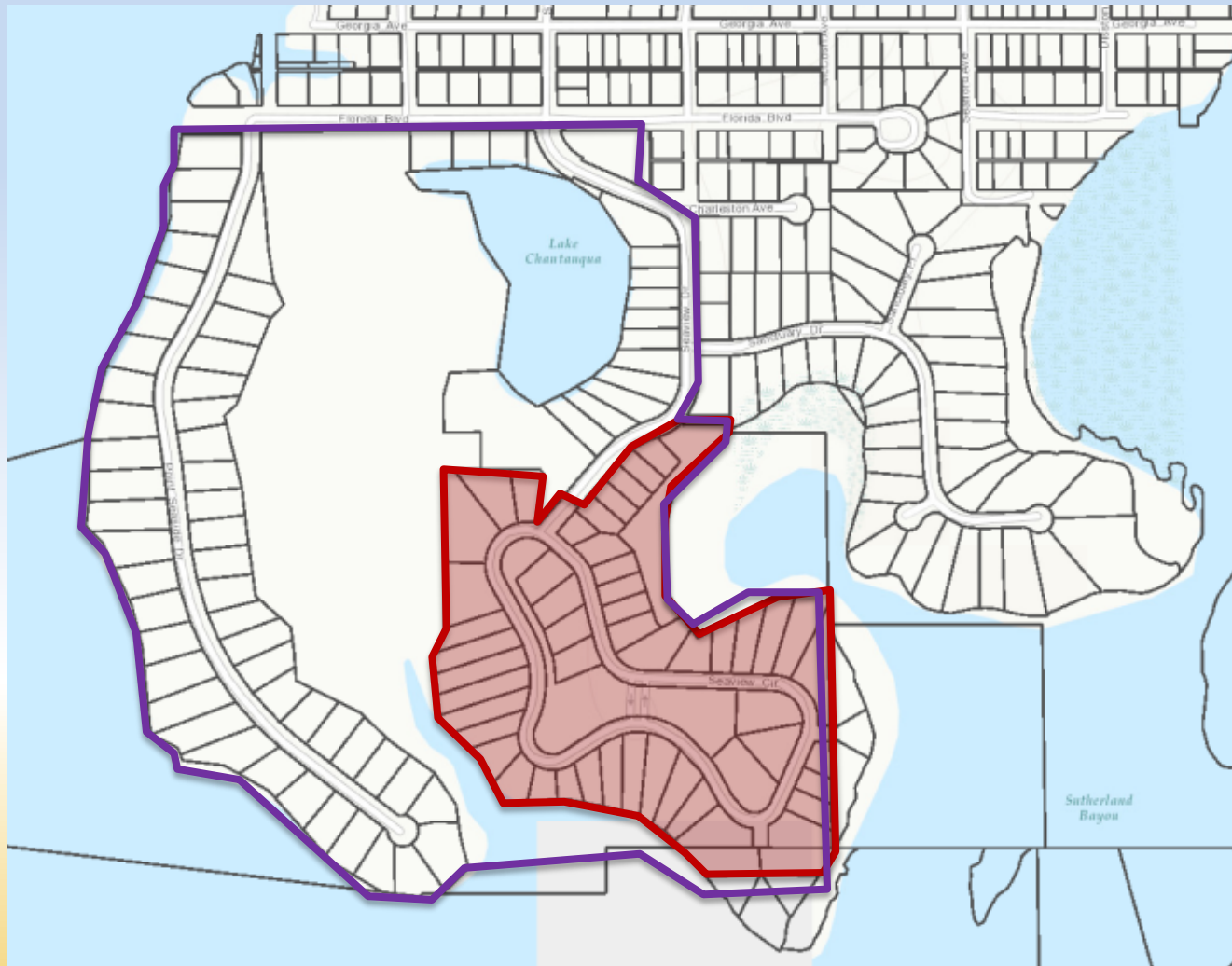
Background & Chronology



1981 – Point Seaside Phase 1, 2, and 3

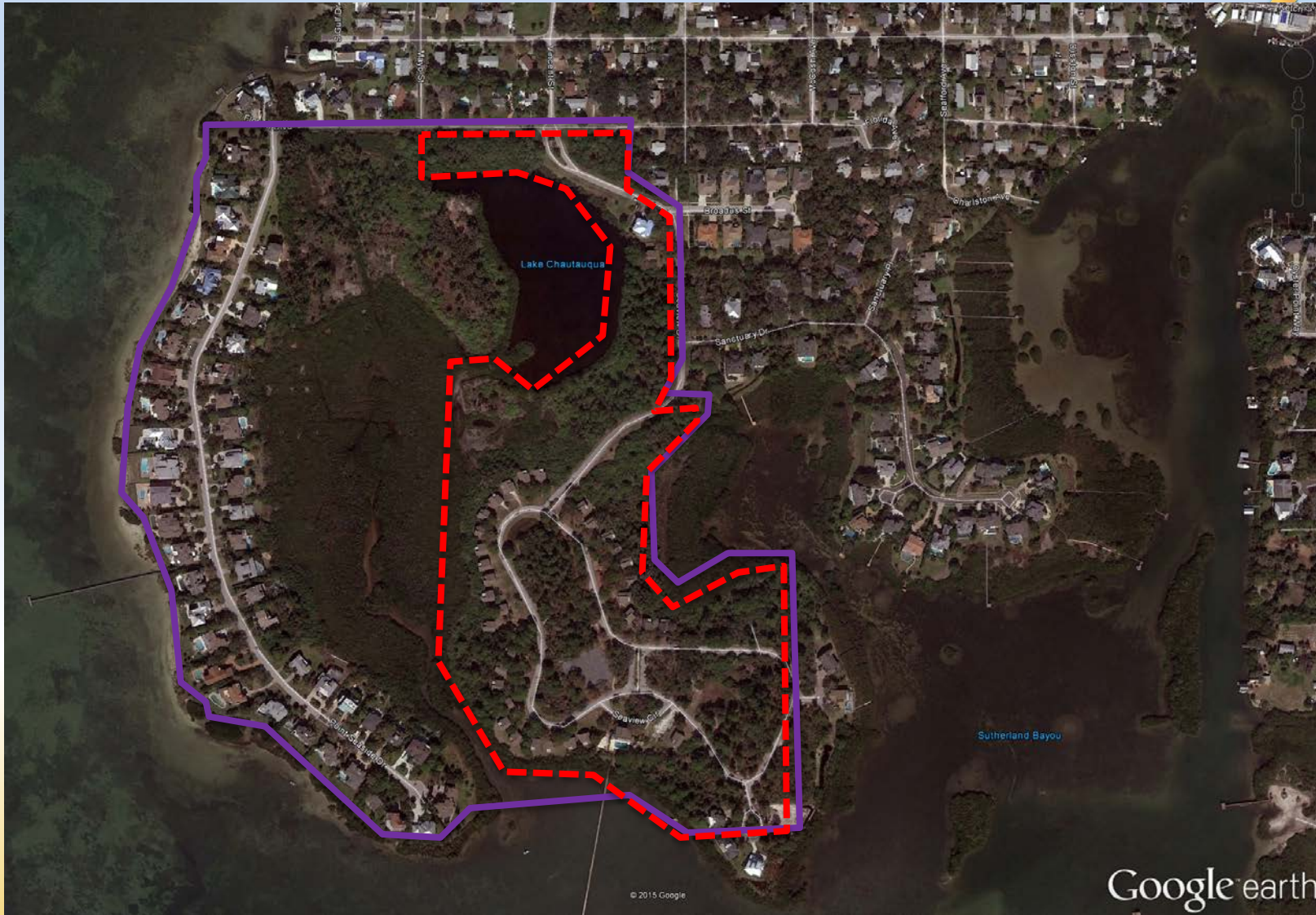
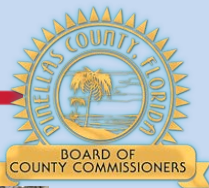


1983 – Sutherland Crossing



2013 Submittal

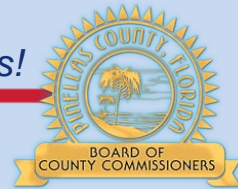
Doing Things!



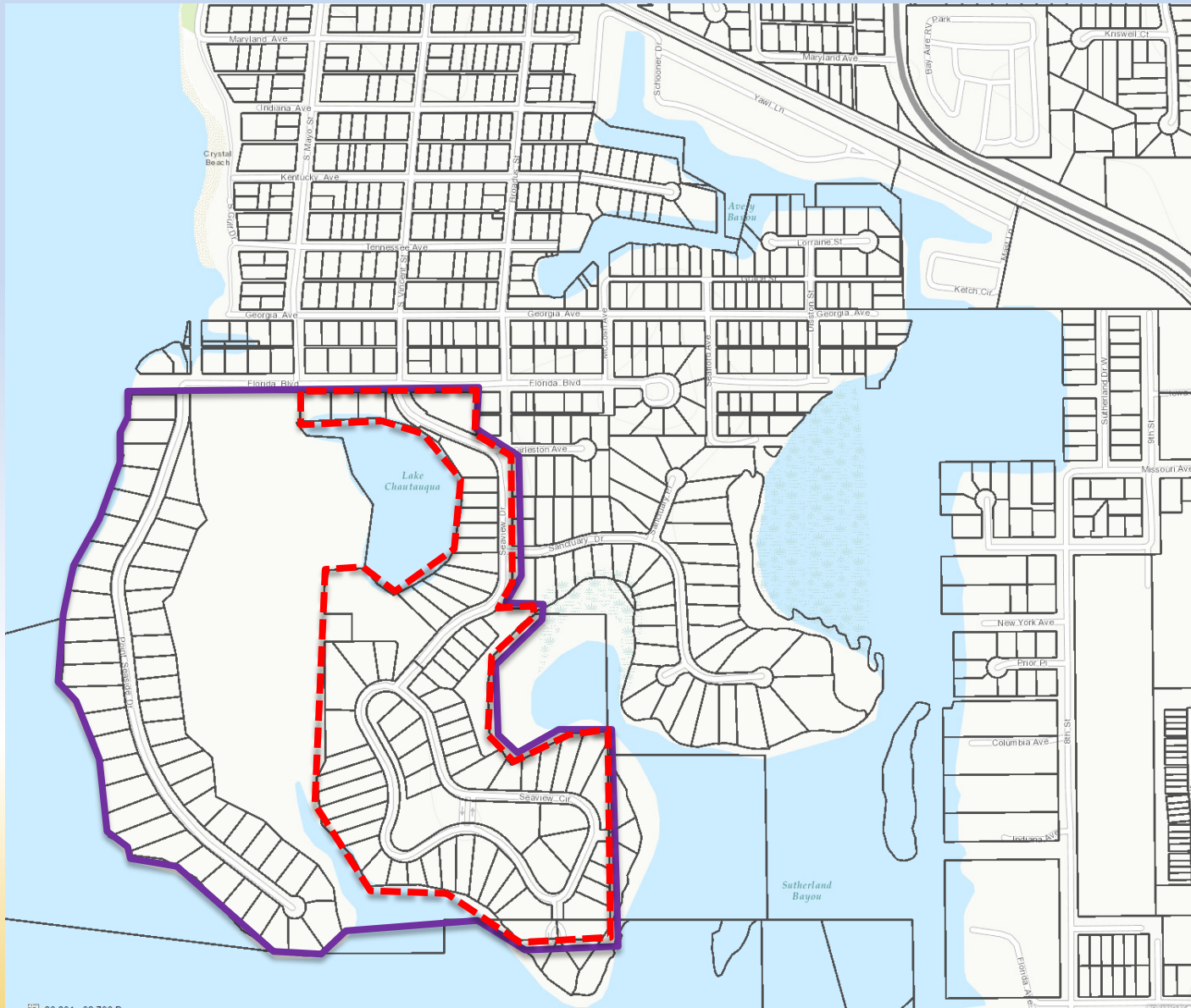
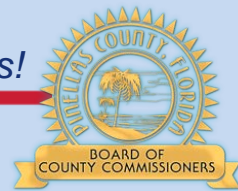
Our Vision: **To Be the Standard for Public Service in America**

Existing Condition





Neighborhood Context

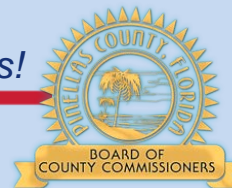


Point Seaside – Phase 2



Our Vision: To Be the Standard for Public Service in America

Doing Things!

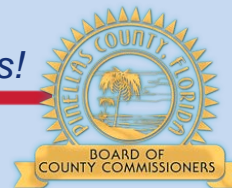


Point Seaside – Phase 3



Our Vision: To Be the Standard for Public Service in America

Doing Things!

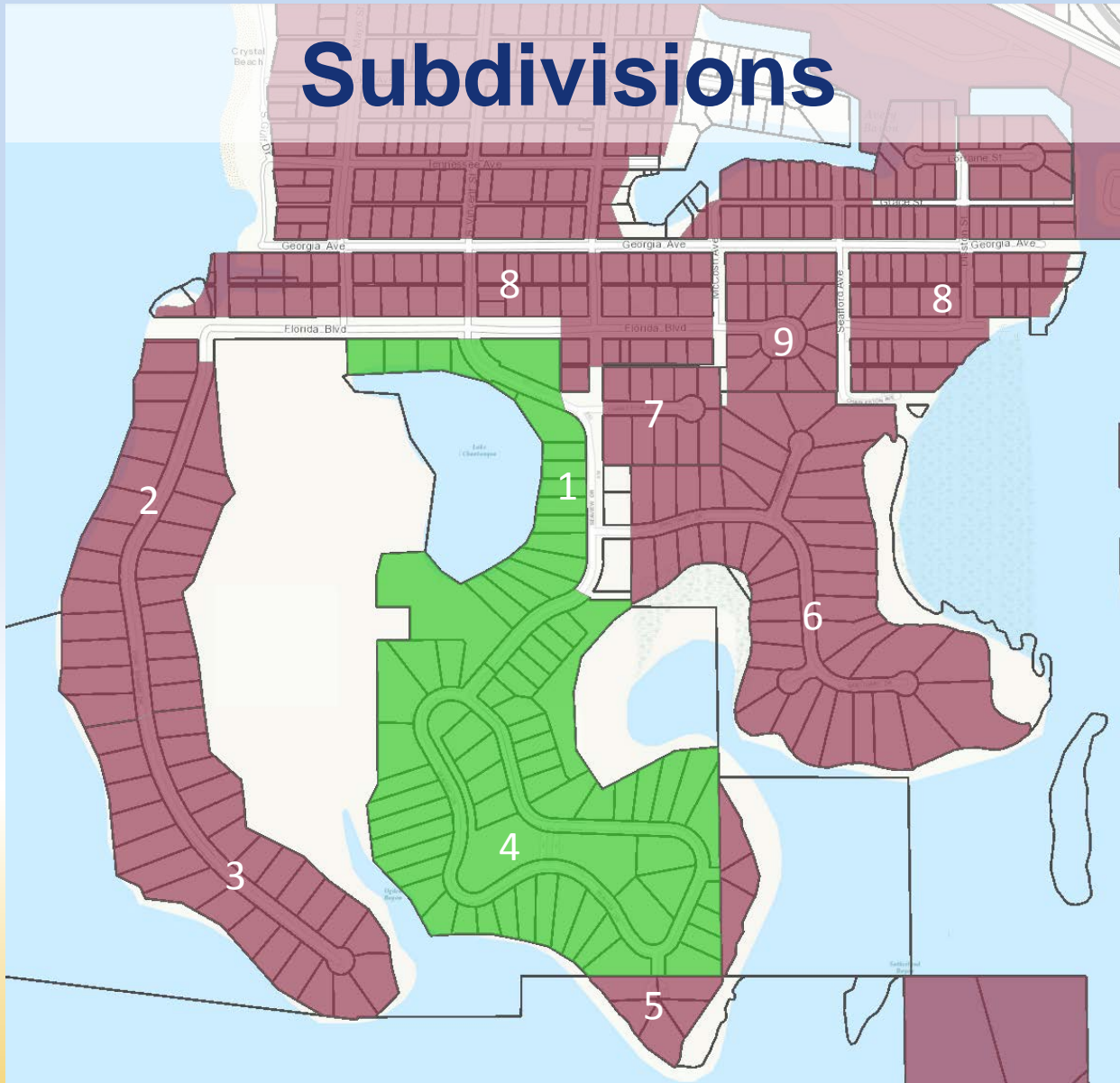


Sanctuary Drive

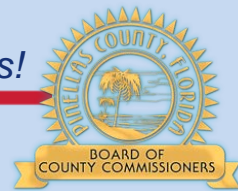


Our Vision: To Be the Standard for Public Service in America

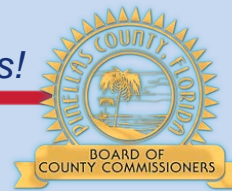
Subdivisions



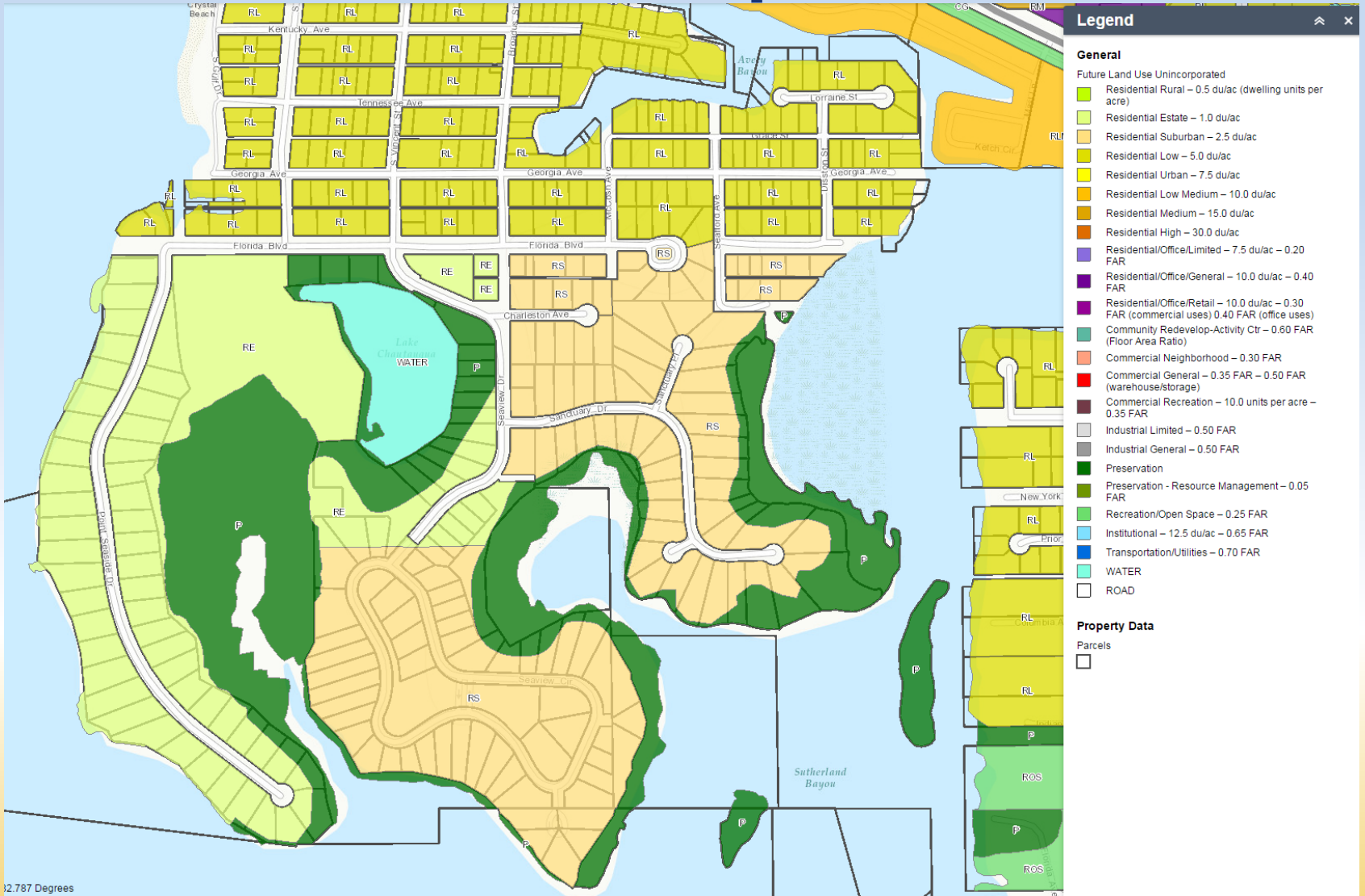
1. Point Seaside 1
2. Point Seaside 2
3. Point Seaside 3
4. Sutherland Crossing
5. Osprey Point
6. Seaside Sanctuary
7. Seaside Oaks
8. Seaside Assembly
9. Seaside Wood



Regulatory Framework

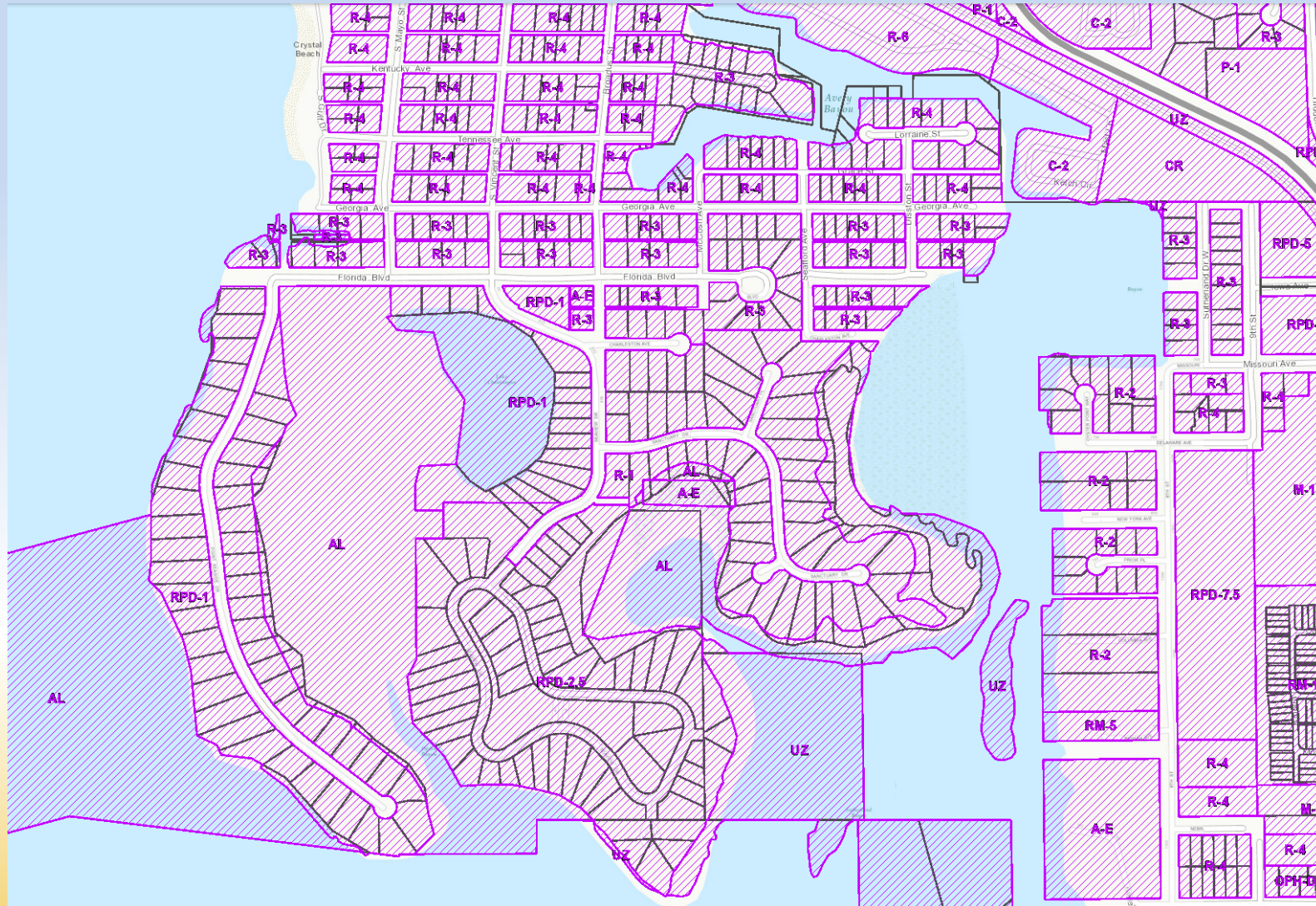


Future Land Use Map



12.787 Degrees

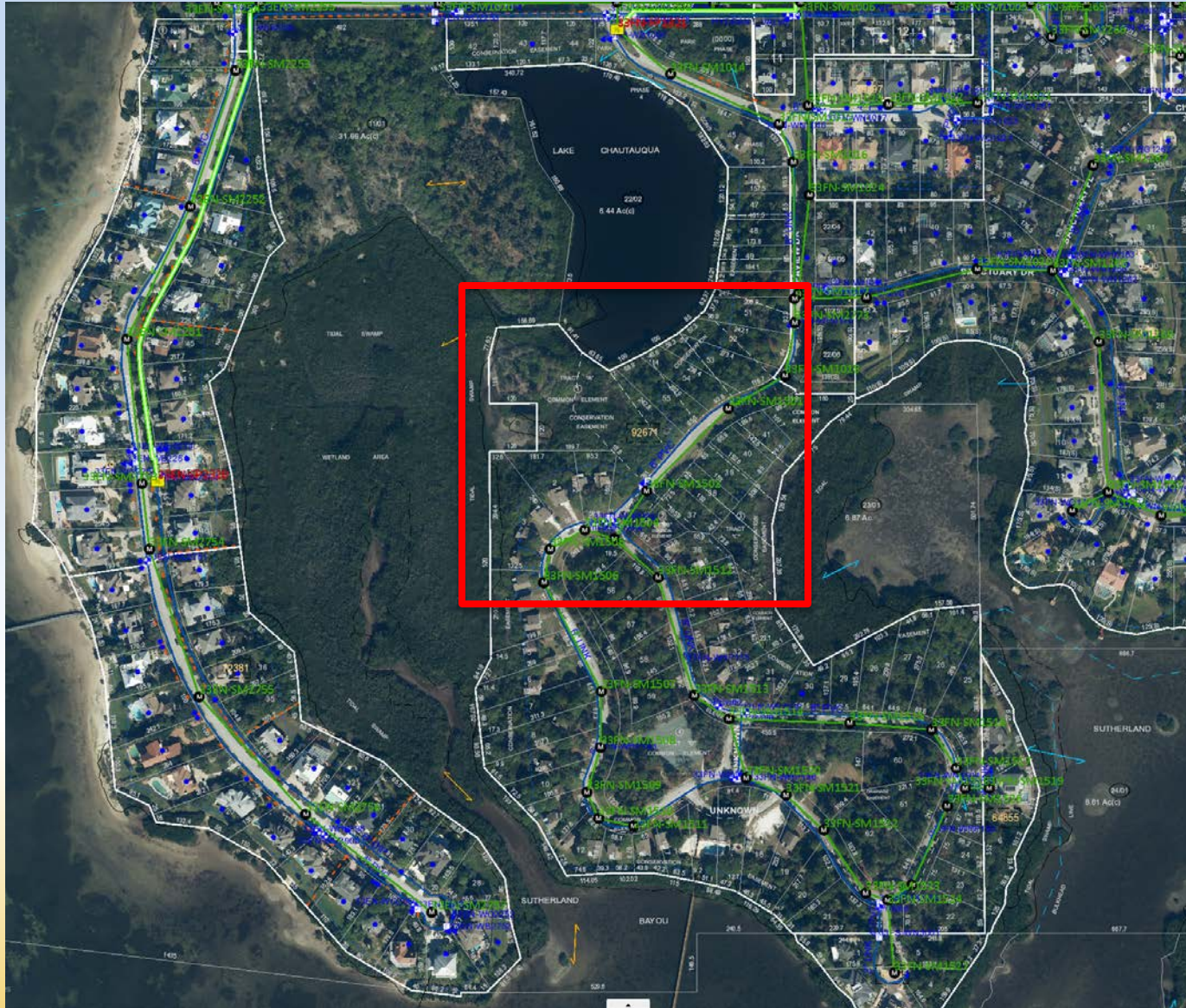
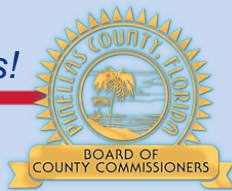
Zoning



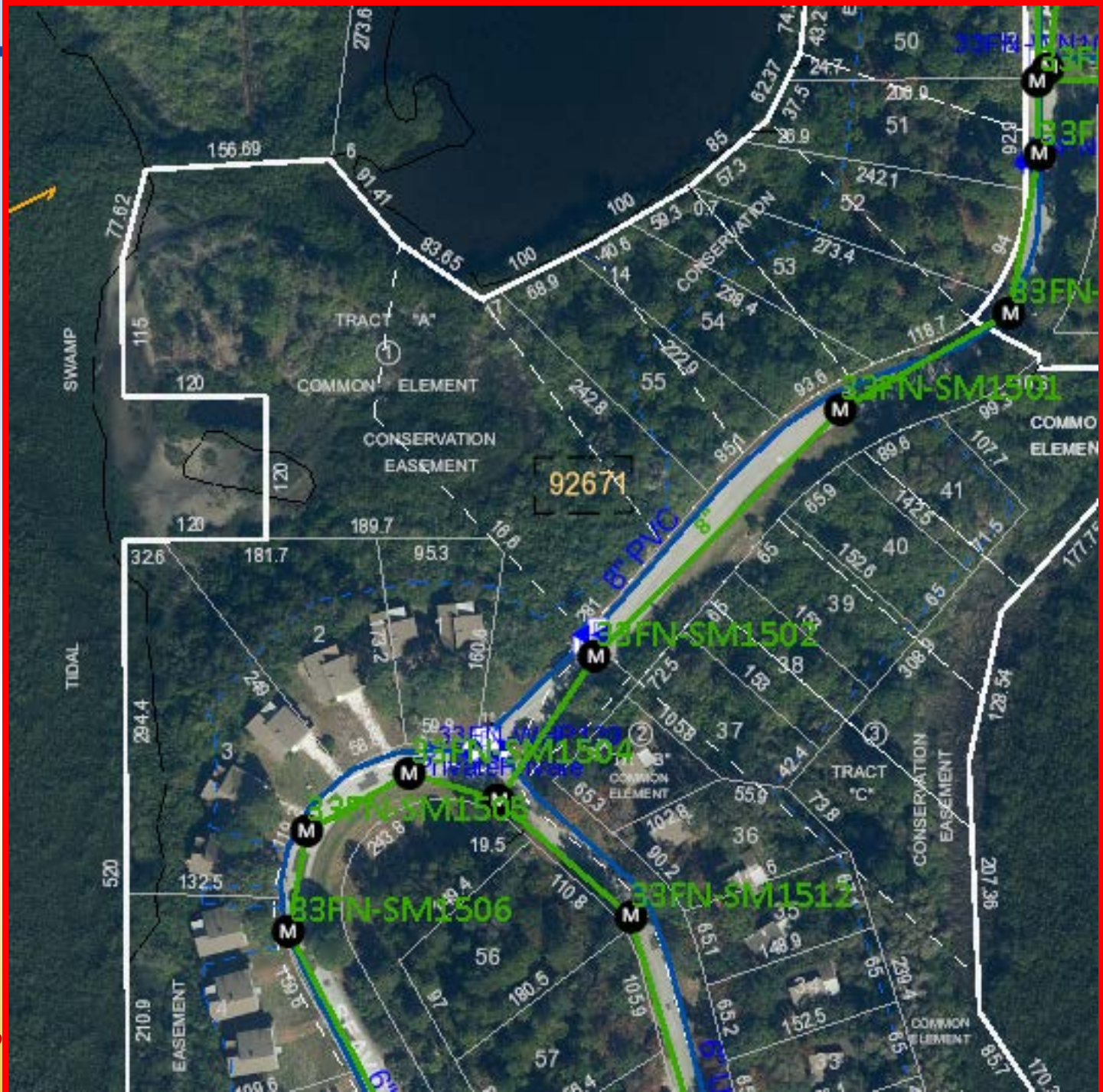
Our Vision: To Be the Standard for Public Service in America

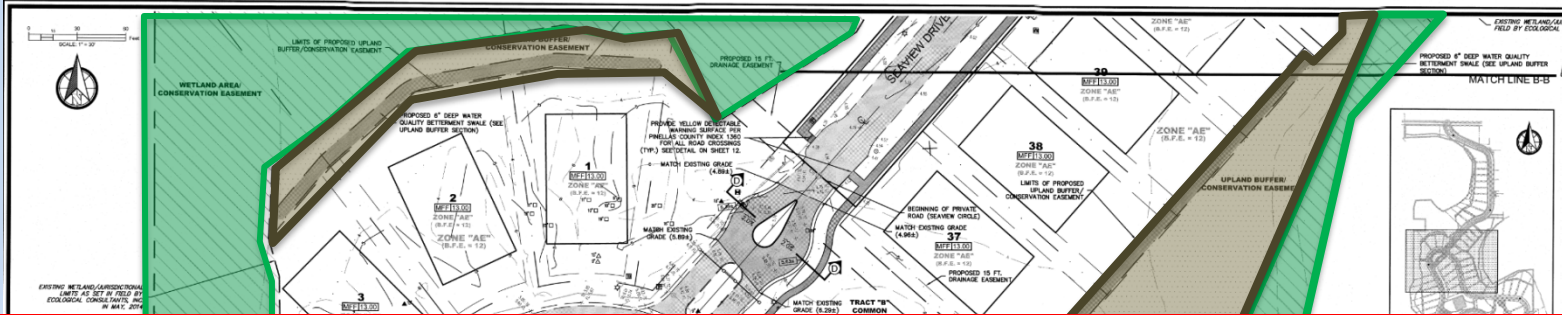
Utilities

Doing Things!



Our Vision: To Be the Standard for Public Service in America

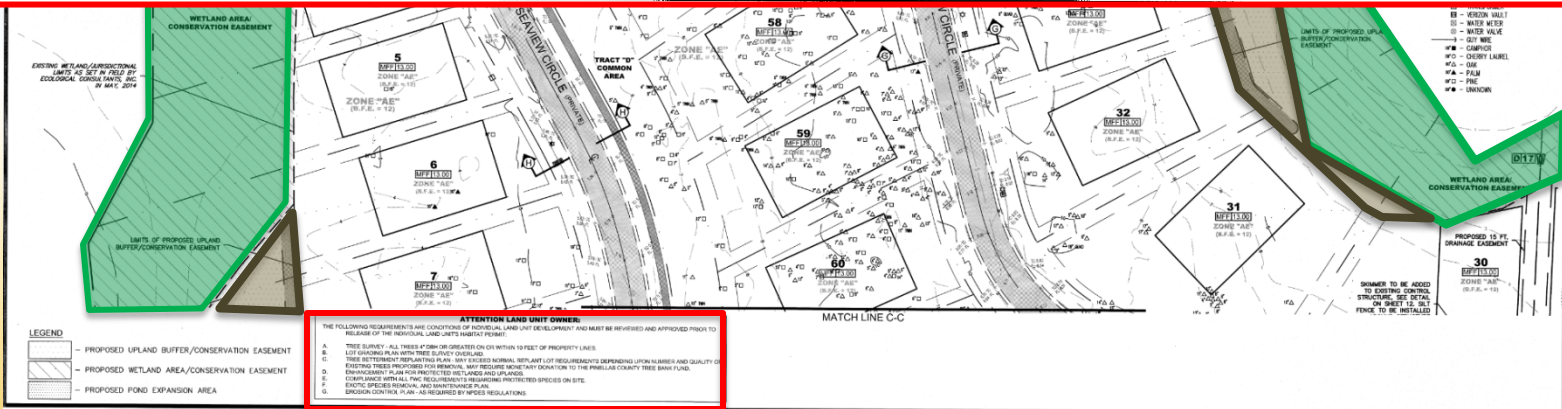


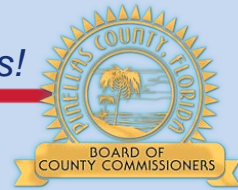


ATTENTION LAND UNIT OWNER:

THE FOLLOWING REQUIREMENTS ARE CONDITIONS OF INDIVIDUAL LAND UNIT DEVELOPMENT AND MUST BE REVIEWED AND APPROVED PRIOR TO RELEASE OF THE INDIVIDUAL LAND UNIT'S HABITAT PERMIT:

- TREE SURVEY - ALL TREES 4" DBH OR GREATER ON OR WITHIN 10 FEET OF PROPERTY LINES.
- LOT GRADING PLAN WITH TREE SURVEY OVERLAID.
- TREE BETTERMENT/REPLANTING PLAN - MAY EXCEED NORMAL REPLANT LOT REQUIREMENTS DEPENDING UPON NUMBER AND QUALITY OF EXISTING TREES PROPOSED FOR REMOVAL. MAY REQUIRE MONETARY DONATION TO THE PINELLAS COUNTY TREE BANK FUND.
- ENHANCEMENT PLAN FOR PROTECTED WETLANDS AND UPLANDS.
- COMPLIANCE WITH ALL FWC REQUIREMENTS REGARDING PROTECTED SPECIES ON SITE.
- EXOTIC SPECIES REMOVAL AND MAINTENANCE PLAN.
- EROSION CONTROL PLAN - AS REQUIRED BY NPDES REGULATIONS.

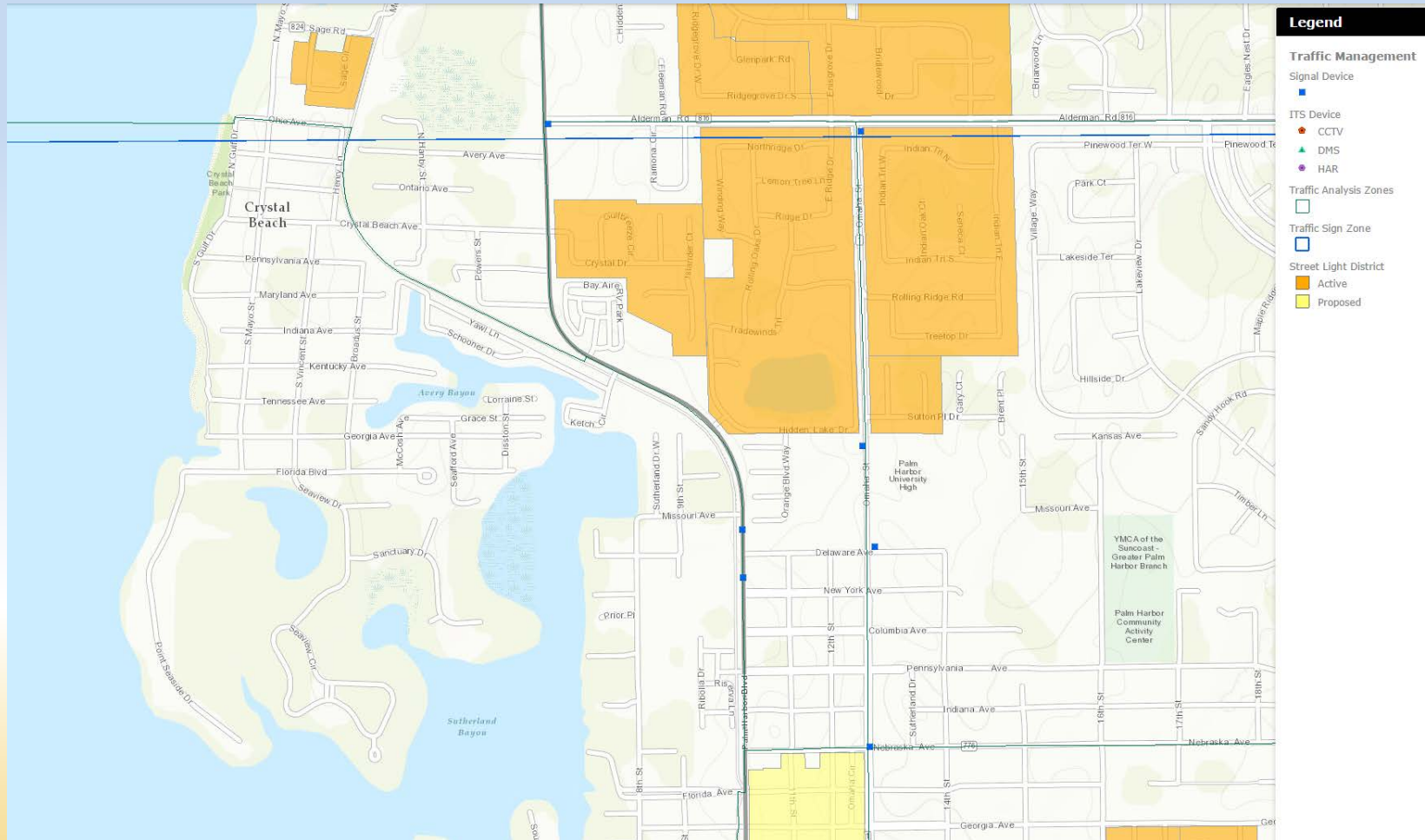


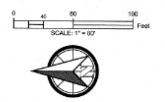


Appellant's Issues

- Environment
 - Wetland Buffers
 - Agency Involvement
- Traffic
- Safety – Sidewalk waiver
- Water Quality
- Chapter 166 – 46
 - Enhancement
 - DEP, SWFWMD, FWC, etc.
- Chapter 150 – 40
- Chapter 138 – 645(e)(6)
- Chapter 154 – 57

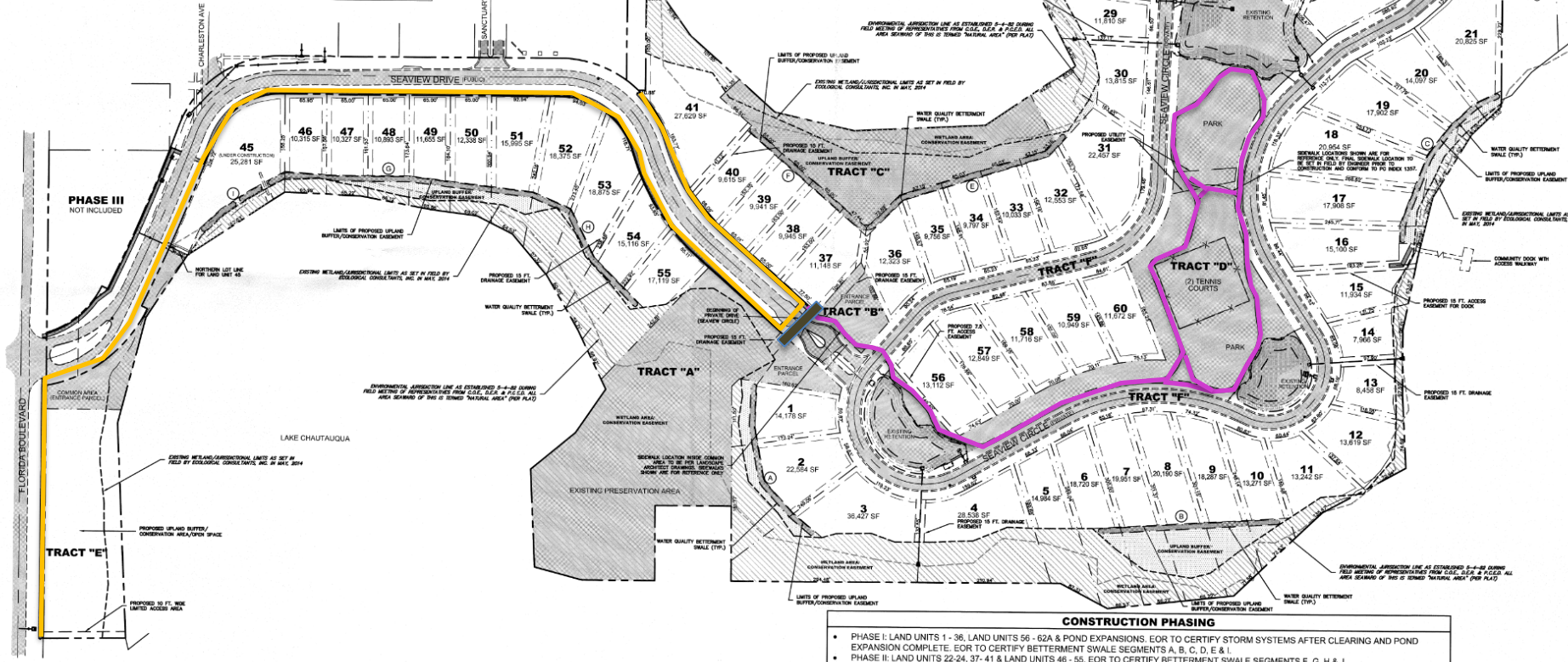
Traffic Management





BETTERMENT SWALE CONSTRUCTION SCHEDULE
THE FIRST LAND UNIT TO BE DEVELOPED FROM WITHIN A SEGMENT, WILL TRIGGER THE CONSTRUCTION OF THE ENTIRE BETTERMENT SWALE SEGMENT.
SAID LAND UNIT WILL ALSO BE RESPONSIBLE FOR OBTAINING A TOPOGRAPHIC SURVEY AND A TREE SURVEY OF ANY TREE WITHIN 20 FT. OF THE BETTERMENT SWALE PRIOR TO BUILDING PLAN APPROVAL.
PLEASE SEE BELOW FOR SEGMENT DETAILS:
• SEGMENT A: LAND UNITS 1-3
• SEGMENT B: LAND UNITS 4-10
• SEGMENT C: LAND UNITS 16-21
• SEGMENT D: LAND UNITS 22-24
• SEGMENT E: LAND UNITS 31-36
• SEGMENT F: LAND UNITS 37-41
• SEGMENT G: LAND UNITS 42-50
• SEGMENT H: LAND UNITS 51-55
• SEGMENT I: LAND UNITS 56-62
• SEGMENT J: LAND UNITS 63-64
BETTERMENT SWALES TO SHOWER AROUND TREES. EXACT LOCATIONS TO BE SET IN FIELD BY ENGINEER OF RECORD AND APPROVED BY PINELLAS COUNTY. A HABITAT PERMIT WILL BE REQUIRED FOR THE BETTERMENT SWALE CONSTRUCTION.
PRIOR TO ISSUANCE OF A C.O. FOR EACH LAND UNIT WITHIN A SEGMENT, THE BETTERMENT SWALE SEGMENT IS SUBJECT TO INSPECTION AND APPROVAL BY PINELLAS COUNTY.

ATTENTION LAND UNIT OWNER:
THE FOLLOWING REQUIREMENTS ARE CONDITIONS OF INDIVIDUAL LAND UNIT DEVELOPMENT AND MUST BE REVIEWED AND APPROVED PRIOR TO RELEASE OF THE INDIVIDUAL LAND UNITS HABITAT PERMIT:
A. TREE SURVEY - ALL TREES 4" DBH OR GREATER OR ON OR WITHIN 10 FEET OF PROPERTY LINES.
B. LOT GRADING PLAN WITH TREE SURVEY OVERLAIN.
C. TREE BETTERMENT/PLANTING PLAN - MAY EXCEED NORMAL REPLANT LOT REQUIREMENTS DEPENDING UPON NUMBER AND QUALITY OF EXISTING TREES PREPARING FOR REMOVAL. MAY REQUIRE MONETARY CONTRIBUTION TO THE PINELLAS COUNTY TREE BANK FUND.
D. ENHANCEMENT PLAN FOR PROTECTED WETLANDS AND UPLANDS.
E. COMPLIANCE WITH ALL FWC REQUIREMENTS REGARDING PROTECTED SPECIES ON SITE.
F. SKEOTIC SPECIES REMOVAL AND MAINTENANCE PLAN.
G. EROSION CONTROL PLAN, AS REQUIRED BY FWC REGULATIONS.



CONSERVATION EASEMENT NOTE
THE INTENT OF THE EASEMENT IS TO RETAIN THE EASEMENT AREA IN AN ESSENTIALLY NATURAL CONDITION. THE FOLLOWING ACTS OR ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE EASEMENT IN THE ABSENCE OF A SPECIFIC PERMIT FROM THE GRANTEE:
1. (A) CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
(B) CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
(C) THE PLACEMENT OF ANY MATERIAL, SUCH AS TRASH OR WASTE WHICH IS INCONGRUOUS WITH THE INTENT OF THE CONSERVATION EASEMENT.
(D) PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING, PESTICIDE AND HERBICIDE USES, CLEARING OR OTHER REMOVAL OF WATERSHEDS.
(E) USES EXCEPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.
(F) ANY ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.
2. THE FOLLOWING RIGHTS ARE CONVEYED TO GRANTEE BY THIS EASEMENT:
(A) TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO GRANTEE, ITS HEIR, SUCCESSOR OR ASSIGNEE AT THE DISCRETION OF GRANTEE.
*SUCH A PERMIT WILL NOT BE UNREASONABLY WITHHELD.

SITE DATA

- TOTAL AREA: 1,495,971 SF (34.34 ACRES)
- 61 PROPOSED LOTS

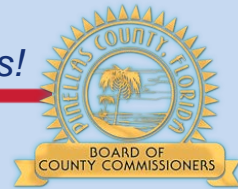
PROPOSED UPLAND BUFFER AREA: 132,922 SF
(26 FT. UPLAND BUFFER AREA: 116,444 SF) (NA)
(33 FT. UPLAND BUFFER AREA: 153,916 SF) (NA)
(50 FT. UPLAND BUFFER AREA: 231,871 SF) (NA)

TOTAL COMMON AREA: 303,048 SF (20.3% OF TOTAL AREA)

- TRACT "A": 108,670 SF
- TRACT "B": 8,063 SF
- TRACT "C": 44,862 SF
- TRACT "D": 129,849 SF (42.8% OF COMMON AREA)
- ENTRANCE PARCEL (EAST OF TRACT "E"): 11,604 SF

- CONSTRUCTION PHASING**
- PHASE I: LAND UNITS 1 - 36, LAND UNITS 56 - 62A & POND EXPANSIONS. EOR TO CERTIFY STORM SYSTEMS AFTER CLEARING AND POND EXPANSION COMPLETE. EOR TO CERTIFY BETTERMENT SWALE SEGMENTS A, B, C, D, E & I.
 - PHASE II: LAND UNITS 22-24, 37-41 & LAND UNITS 46 - 55. EOR TO CERTIFY BETTERMENT SWALE SEGMENTS F, G, H & J.
 - PHASE III-V: POSSIBLE FUTURE DEVELOPMENT (NOT PART OF THIS SITE PLAN)
- PRIOR TO ISSUANCE OF HABITAT PERMIT FOR ANY SITE WORK:
- ISSUANCE OF TURTLE REMOVAL PERMIT MEETING ALL CONDITIONS OF FWC (IF APPROPRIATE)
- PRIOR TO ISSUANCE OF 1ST C.O. (OTHER THAN LOT 45)
- STORMWATER SYSTEM TO BE CLEANED/REPAIRED AS NEEDED. EOR TO CERTIFY STORMWATER PONDS A, B AND C EXPANSIONS INCLUDING CONTROL STRUCTURE OUTFALL BAFFLE INSTALLATIONS. EOR TO CERTIFY STORMWATER SYSTEM CLEAN AND REPAIRED, AS NEEDED.
- PRIOR TO ISSUANCE OF INDIVIDUAL LAND UNIT C.O.:
- ANY ENHANCEMENT PLANTINGS REQUIRED FOR THAT INDIVIDUAL LAND UNIT TO BE COMPLETED.
- PRIOR TO ISSUANCE OF 30TH C.O.:
- PEPPER TREE REMOVAL WITH COMMON AREA.
 - GOPHER TORTOISE MANAGEMENT PLAN FOR COMMON AREA.
 - SIDEWALK CONNECTION FROM LOT 45 TO FLORIDA BLVD (ENTRANCE PARCEL) & SIDEWALK ADJACENT TO TRACT "A".
 - ALL ENHANCEMENT PLANTINGS FOR COMMON AREAS MUST BE COMPLETED.

Doing Things!



Questions

Flood Zone

