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July 6, 2015

LMA
31622 US Hwy 19 North
Palm Harbor, FL 34684

Dear Sir:

RE: Sutherland Crossing/Turtle Beach
SP# 1858.10 4th Revised Final Site Plan
Parcel ID#: 2-28-15-88555-000-0000 & 0001
Plan Distribution Date: 6-29-15

The above referenced site plan was approved by the County Administrator on July 6, 2015. Your next step is to submit (4) sealed copies of this Final Administratively approved plan to Development Review Services Department and (4) sealed copies submitted directly to Sandra McDonald, PC Engineering & Technical Support at 14 S. Ft. Harrison for site inspection purposes. Building construction drawings must be presented to the Building Department for their review and approval. This letter must be presented at the time you request any further County permits. A Habitat Management permit must be obtained before site construction can commence.

Please review the attached staff reports, since they may outline additional requirements or steps to be taken regarding this plan.

If construction of this project has not commenced within 180 days of the date of this letter, this approval will become void and a new site plan submittal will be required incorporating all requirements current at the time of resubmittal.

Please feel free to call my office at (727) 464-3888 should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Blake Lyon".

Blake Lyon, Director
Development Review Services

BL/jm
Enclosures

Pinellas County
Development Review Services
440 Court St.
Clearwater, FL 33756
Main Office: (727) 464-3888
V/TDD: (727) 464-4062

www.pinellascounty.org



TO: Mark Woodard, County Administrator
FROM: Blake Lyon, DRS Director
SUBJECT: Sutherland Crossing/Turtle Beach
SP# 1858.10 4th Revised Final Site Plan
Parcel ID#: 2-28-15-88555-000-0000 & 0001
Plan Distribution Date: 6-29-15
DATE: July 6, 2015
RECOMMENDATION: Recommend Approval
LEGAL DESCRIPTION: Sutherland Crossing Condo lying in Section 2, Township 28S, Range 15E

The above referenced site plan has been processed through the Pinellas County site plan review system to include the following departments: Utilities Department, Planning Department, Building Department, and Development Review Services Department, and has been found to be in compliance with Pinellas County regulations.

Description: This site consists of 34 acres located on the southern portion within the Crystal Beach Development. This plan proposes the redevelopment of an existing timeshare development to include the construction of 62 single-family dwellings to be recorded as a land condominium plat. The Board of Adjustment conditionally approved setback variances throughout the entire development (BA-12-11-13). Those problems cited by the Building and Development Review Services Department have been resolved and final site plan approval is recommended. However, the Certificate of Occupancy cannot be issued until the Environmental and Engineering conditions have been satisfied. This site is zoned RPD-2.5/1.0 and identified by the Comprehensive Land Use Plan as Residential Suburban, Residential Estate, and Preservation.

The applicant received preliminary/direct final site plan review for this project on November 29, 2013 and now submits this plan for final site approval. Due to Commission action of January 26, 1974, all final site plans will be approved administratively by the Pinellas County Administrator.

FINAL SITE PLAN

Approved JUL 06 2015

By 

BL/jm

LMA
31622 US Hwy 19 North
Palm Harbor, FL 34684



Development Review Services
440 Court Street
Clearwater, FL 33756

July 6, 2015

The Final Administrative Approval (FAA), for the Revised Final Site Plan dated June 29, 2015, with Sheet 3 being revised on July 2, 2015 has been conditionally approved by the County. As mentioned in the previous letter, this staff report outlines additional requirements or steps to be taken regarding this plan. These items must be addressed in the manner and time indicated on the approved site plan or as stated in this letter.

Engineering

1. The multiphase construction schedule necessitates a subsequent review of final lot grading and drainage for each property or cluster of properties to be constructed upon prior to obtaining a building permit. Included in the review, but not limited to, shall be details of proposed roof drainage, swale details, and site grading.

Environmental

The requested note to the homeowner has been added to only Sheet 4, which reflects a small portion of the lots overall. For the CFAA plan submittal, please include the note on Sheets 3 through 9 to ensure that all sheets addressing all lots contain this note alerting future homeowners of development conditions required at the time of lot construction.

Habitat Protection and Preservation:

1. The County will review and process the habitat permits as submitted per phase. Please provide all required information with each submittal.

Protected Species:

2. Habitat permits will not be issued for *any* site work without FWC documentation (including demolition) ensuring that all FWC permit requirements have been met (ie. on-site or off-site relocation work completed). This has been noted in the applicant's June 29, 2015 response memo.

Conservation Easement:

3. The "Conservation Easement" delineation and "Conservation Easement Note" must be included on the recorded legal separate instrument used in the conveyance of this easement. The limits of the wetland and upland buffer must be clearly delineated with survey points, bearings and distances. Conveyance of the "Conservation Easement" must be made to Pinellas County prior to this Department's recommendation for release of any Certificate of Occupancy associated with this project.

Utilities

1. The extended lateral serving Lot 41 should not encroach upon the conservation area.
2. New meters will be furnished and installed by Pinellas County at the developer's expense.
3. The proposed lateral for Lot 59 is missing a leader line and note.
4. It has not yet been determined who will install the sewer laterals (County or developer). If the developer performs this work, construction plan approval will be required (four sets of construction plans required). If Pinellas County does the work, two sets of plans will be required.