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September 30, 2015

LMA  
31622 US Hwy 19 North  
Palm Harbor, FL 34684

Dear Sir:

RE: Sutherland Crossing/Turtle Beach  
SP# 1858.11 Revision to Approved Plan  
Parcel ID#: 2-28-15-88555-000-0000 & 0001  
Plan Distribution Date: 9-24-15

The above referenced site plan was approved by the County Administrator on September 30, 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,



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# 1858.11 Revision to Approved Plan  
Parcel ID#: 2-28-15-88555-000-0000 & 0001  
Plan Distribution Date: 9-24-15  
DATE: September 30, 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 a lot layout change to the previously approved plan which approved the construction of 61 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 September 30, 2015 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 SEP 30 2015

By 

BL/jm

LMA  
31622 US Hwy 19 North  
Palm Harbor, FL 34684


TO: Site Plan File  
FROM: Jean Mandilk, Plans Coordinator   
SUBJECT: Sutherland Crossing/Turtle Beach  
SP# 1858.11 Revision to Approved Plan  
DATE: September 30, 2015

A copy of the recorded Revised Land Condo Plat must be supplied to this office prior to the issuance of any building permits.

jm

TO: Blake Lyon, Planning and Development Services Manager  
Development Review Services Division

THROUGH: Gene Crosson  
Development Review Services Division

FRCM: Robert Dvorak, P.E. (Consultant)  
Development Review Services Division 

DISTR: Lora Strong, Engineering Technician  
Development Review Services Division

SUBJECT: Turtle Beach (02/28/15)  
S.P. No. 1858.11, Revised Lot Layout

DATE: September 30, 2015

The site plan for the referenced project has been reviewed by this section and the following comments are noted:

- DRS-1 DRS Engineering has no objection to the proposed lot layout as detailed on this revised plan. The plan also proposes a change to the previously approved sidewalk layout along Seaview Drive. The proposed mid-block sidewalk crossing at Seaview Drive between Charleston Avenue and Florida Boulevard will not be acceptable. A continuous sidewalk along the west side Seaview Drive will be required as previously approved.
- DRS-2 Provide signed and sealed copies of the revised plans sheet upon resubmittal.

Revisions made on site plans must be identified by a number or a symbol, dated and specifically described in or adjacent to the title block.

The Engineering Section DRS has no objection to the approval of the Site Plan with the two comments stated above noted as conditions of the approval.

To: **Blake Lyon, Director**  
*Development Review Services Department*

From: **Clifford R Still, Environmental Manager**  
*Development Review Services Department*

Subj: **Turtle Beach (Revised layout)**  
*SP: 1858.11*  
*STR: 2/28/15*

Date: **September 29, 2015**

**We have no objection to the proposed lot modifications and added buffer/ conservation area adjacent to Florida Blvd.,(1858.10) subject to the below listed comments.**

**Habitat Protection and Preservation:**

1. We 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).

**Conservation Easement:**


3. Be advised in addition to exotic species removal, enhancement plantings may be required in within the proposed buffer/conservation area along Florida Blvd.

4. The "Conservation Easement" delineation and "Conservation Easement Note" must be included on the recorded legal separate instrument used in the conveyance of this easement.

**Recommendation:**

The Environmental Section of the Development Review Services Department recommends approval of the above plan subject to the preceding comments. If there are any questions concerning these requirements, please contact the Environmental Section of the Development Review Services Department at (727) 464-3888.

**To:** Blake Lyon, Director  
Pinellas County Development Review Services

**From:** Sandra L. McDonald, P.E., Professional Engineer   
Pinellas County Engineering & Technical Support

**Subject:** Turtle Beach (aka: Sutherland Crossing , Point Seaside East,)  
Parcel ID #: 02/28/15/88555/000/0000 & 0001 (33-FN)  
Revised Lot Layout

**SP#:** 1858.11

**Date:** September 25, 2015

We have no objection to the approval of this site plan with the following comments:

New meters will be furnished and installed by Pinellas County at the developer's expense.

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.