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July 24, 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: 7.24.15

The above referenced site plan was approved by the County Administrator on July 24, 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





Development Review Services
440 Court Street
Clearwater, FL 33756

July 24, 2015

The Final Administrative Approval (FAA), for the Revised Final Site Plan dated July 24, 2015 (with plan sheets dated June 29, 2015 and July 23, 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.