CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

MEMORANDUM

To: Mayor & Board of Commissioners

Through: Mark LeCouris, City Manager

Staff: Renea Vincent, Planning Director

Date: December 10, 2020

BOC Meeting: December 15, 2020

Subject: **Anclote Harbors; Staff report addendum to be provided prior to 2nd reading**

During the 1st reading / public hearing for the Anclote Harbors Preliminary Planned Development & Rezoning certain additional information items were requested and additional conditions were recommended to be included. A summary is provided below:

Ordinance 2020-34 additions/changes to recommended staff conditions of approval:

1) Remove condition #14 (donation/acceptance of 1.84 acre parcel to offset Recreation Impact Fees)
2) Discuss feasibility of providing signals at U-turns that synchronize with Beckett Way and Spruce Street lights
3) Utilize Florida Green Building Certification consultant to determine appropriate level of LEED certification.
4) Replace Viburnum Odaratissimum with Viburnum Suspensum; Replace Dahoon Holly with Yaupon upright or weeping.
5) Acquire additional right of way or determine feasibility of utilizing existing 40' right of way (Hayes Rd) to provide secondary ingress/egress to the site.

Additional points of discussion/information requested:

6) Pre & Post grading plan (impacts on City-owned parcel)
7) Tree removal/replacement plan
8) Reclaimed water availability
9) Landscaping irrigation plans
10) Bus shelter based on Pasco County service
11) Building architecture
12) Number/percentage of EV capable spaces to be provided
13) Preliminary signage (requested separately by Commissioner Karr)

Changes/accommodations/additional information agreed to by the Developer during discussion

14) Withdraw park site donation and requested impact fee credits
15) Developer will provide initial design assistance for the City-owned parcel up to $10,000 for development as a park facility but is requesting credit toward applicable impact fees to be paid.
16) Minimum five foot wide sidewalks from site to Pinellas Trail
17) Developer will investigate potential Bus Shelter with Pasco County Public Transportation
18) Developer will hire a consultant to determine LEED feasibility/level of certification
19) Additional information on EV capable spaces to be provided
20) Developer with work with staff to determine reclaimed water availability/feasibility of use

Staff will provide an addendum to the staff report prior to the meeting with updated information, analysis and discussion on the above issues. Please advise if there are additional items of interest that you would like staff or the Applicant/Developer to address prior to the next Regular Session on December 15, 2020.

ANCLOTE HARBOR

#20-106 [PRELIMINARY PLANNED DEVELOPMENT]
#20-107 [REZONING]
#20-123 [CONDITIONAL USE]

Board of Commissioners, December 8, 2020 (1rst Reading)

December 15, 2020 (2nd Reading)

SUMMARY OF REQUEST

42501 U.S. Highway 19 North

- Preliminary Planned Development on 64.17 acres
- Ordinance 2020-34: **Rezoning** to Residential Planned Development (RPD) and approval of **Preliminary Planned Development**
- Resolution 2020-72: **Conditional Use** Approval to allow residential use in the Commercial General Future Land Use Map category

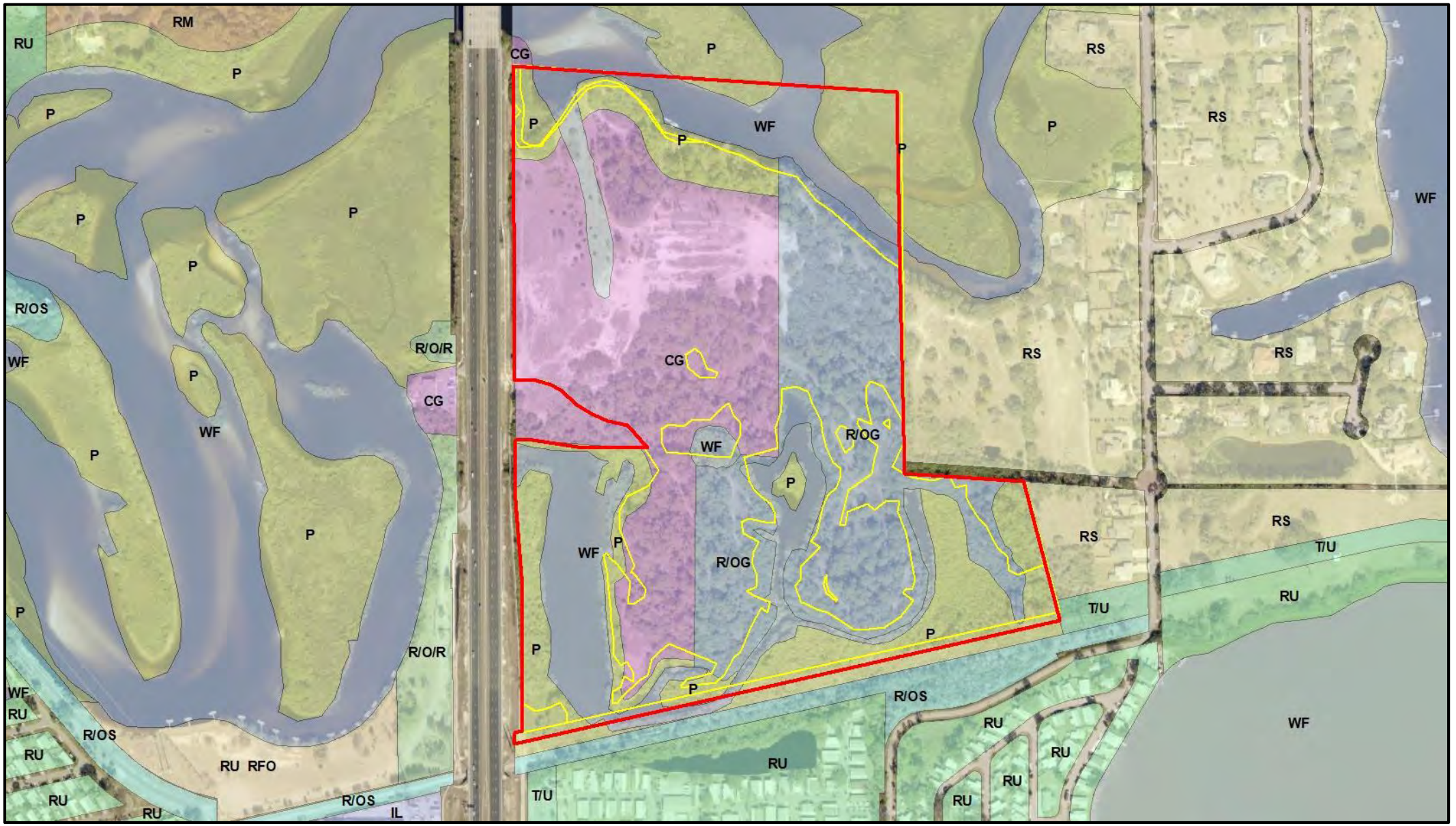
Applicant: Kamil Salame, Morgan Group Development LLC

Owner: Wal-Mart Stores

LOCATION MAP

LOCATION & CONTEXT

FUTURE LAND USE



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ZONING

CITY OF TARPON SPRINGS
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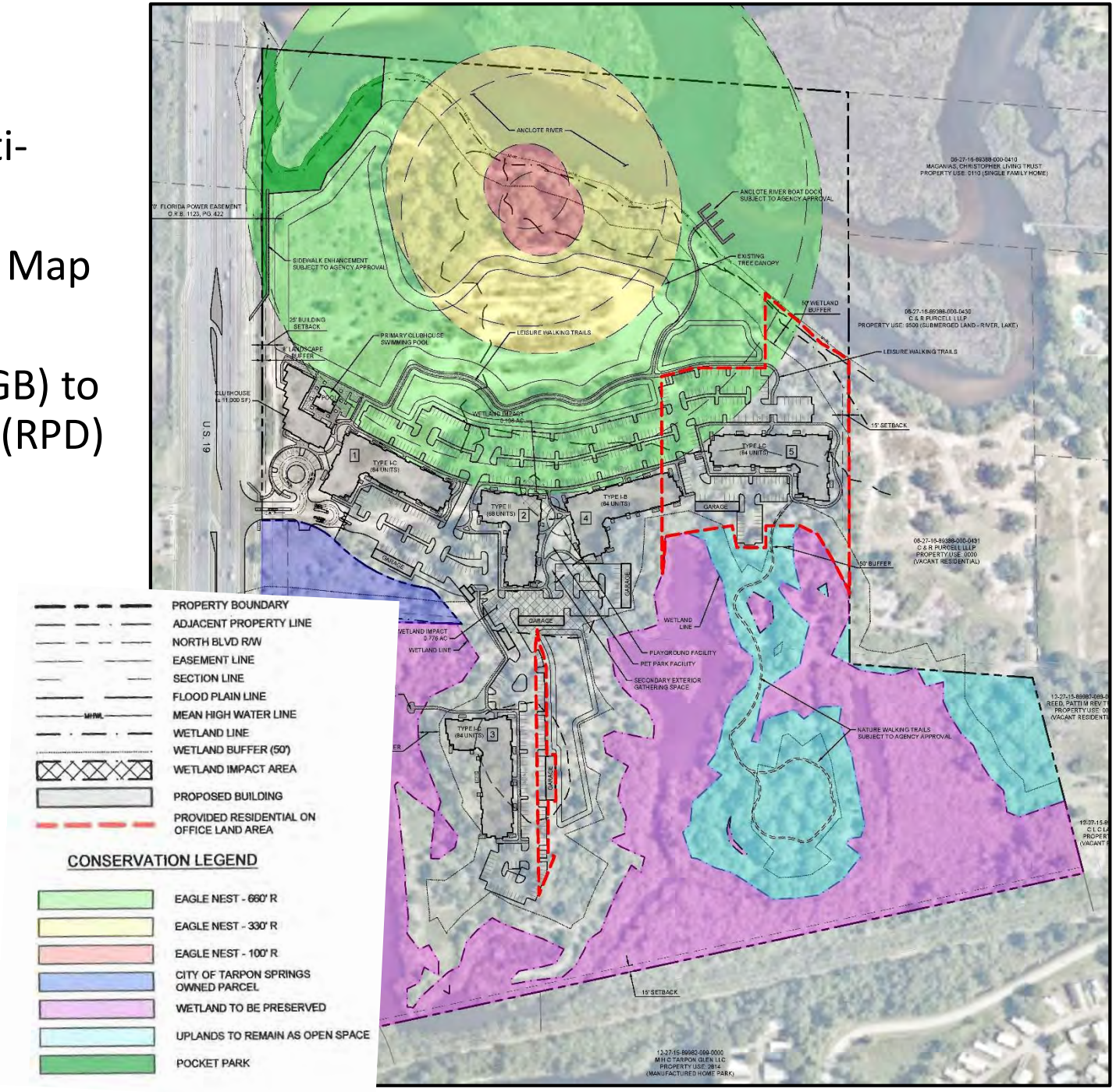
PROJECT OVERVIEW

- Planned Development of 404 Multi-Family Units in 5 Buildings
- No change to the Future Land Use Map (FLUM)
- Rezoning from General Business (GB) to Residential Planned Development (RPD)
- 64 acres; 42 acres of uplands
- 21 acres of wetlands to remain in Preservation (P) FLUM
- 6 acres of uplands proposed for Recreation/Open Space (R/OS) FLUM (rough estimate)
- 29 acres of significant upland habitat (hardwood conifer mix); nearly 12 acres preserved



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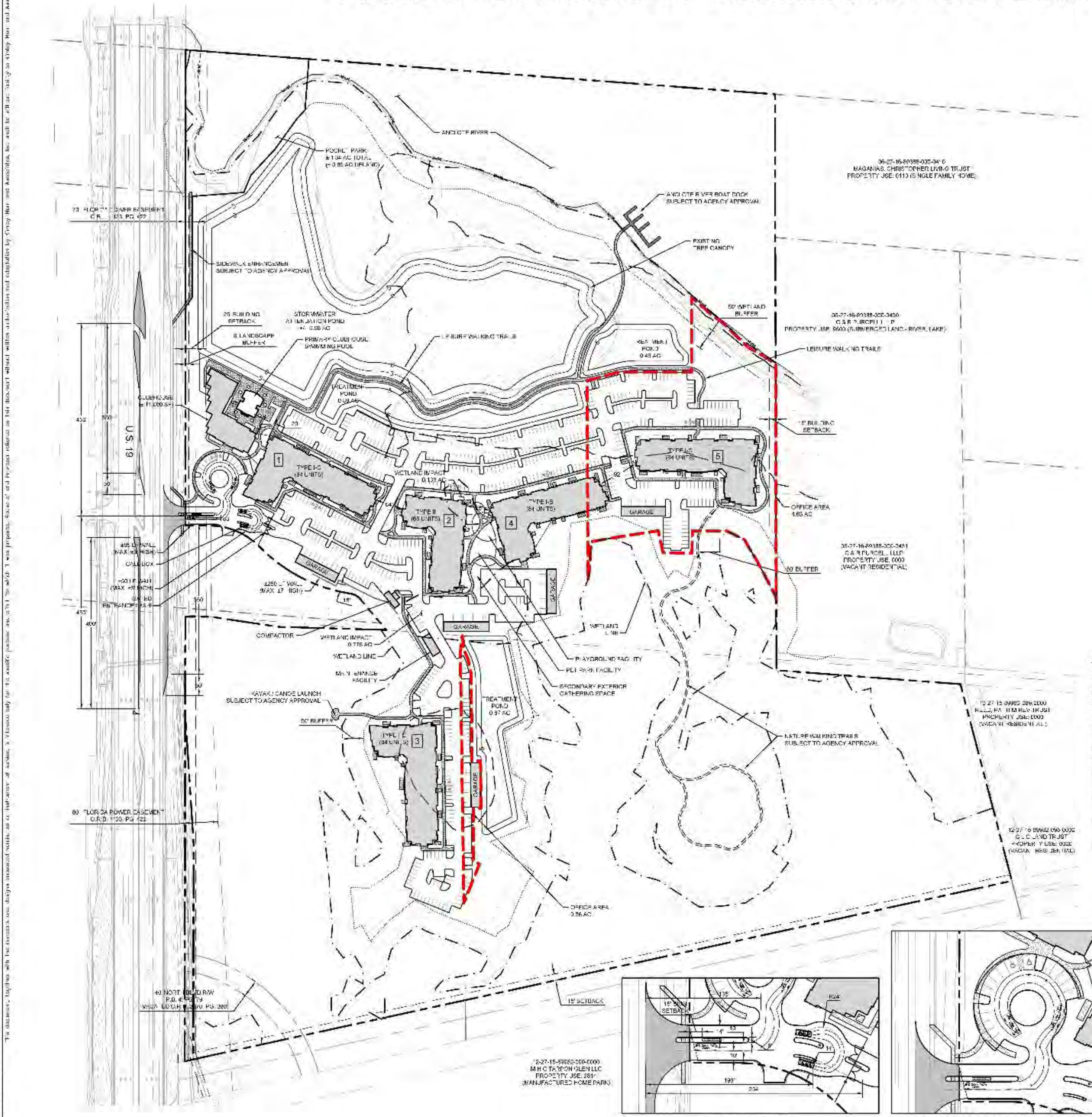
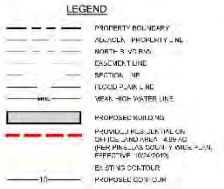
ANCLOTE HARBOR PRELIMINARY DEVELOPMENT PLAN





SITE DATA TABLE

SITE SIZE		
	EXISTING	PROPOSED
TOTAL SITE	72.62 AC	72.62 AC
UPLANDS	42.09 AC (26.65 RES / 15.44 OFFICE)	43.00 AC (27.53 RES / 15.47 OFFICE)
WETLANDS	30.53 AC (14.00 RES / 15.53 OFFICE)	29.62 AC (13.12 RES / 16.50 OFFICE)
WETLAND IMPACTS	N/A	0.91 AC
SUBMERGED LAND	8.45 AC	8.45 AC
PROPERTY APPRAISER PARCEL NUMBER	02-27-16-89086-000-0430	
ADDRESS	42501 U.S. HIGHWAY 19 NORTH	
PLAN CATEGORY	EAST SIDE: ROG WEST SIDE: CG	
EXISTING ZONING DISTRICT	GB, GENERAL BUSINESS	
PROPOSED ZONING DISTRICT	RPD, RESIDENTIAL PLANNED DEVELOPMENT	
EXISTING LAND USE	VACANT	
PROPOSED LAND USE	404 MULTIFAMILY RESIDENTIAL DWELLINGS, CLUBHOUSE, ACCESSORY GARAGES AND MAINTENANCE BUILDINGS	
FLOOD ZONE	ZONE AE, 9.00' FLOOD PANEL 12103C0086G, 08/02/2003	
	RPD MULTIFAMILY USE CODE REQUIREMENT	PROVIDED
DENSITY	15 DU / AC	RESIDENTIAL: 308 UNITS / 67.54 AC 4.56 DU / AC OFFICE: 96 UNITS / 4.99 AC 19.24 DU / AC SITE AVERAGE 5.62 DU / AC
MINIMUM LOT SIZE	10,000 SF	72.62 AC
MINIMUM LOT WIDTH	100'	±2,000'
SETBACKS		
	REQUIRED	PROVIDED
FRONT / WEST	25' MIN.	25' MIN.
SIDE / NORTH & SOUTH	15' MIN.	15' MIN.
REAR / EAST	15' MIN.	15' MIN.
BUILDING SEPARATIONS	15' SIDE FACING SIDE 20' FRONT / REAR FACING SIDE 30' FRONT / REAR FACING FRONT / REAR +5' FOR EACH STORY ABOVE 2 STORIES FOR ALL SEPARATIONS	25' SIDE FACING SIDE 20' FRONT / REAR FACING SIDE 40' FRONT / REAR FACING FRONT / REAR
WETLAND BUFFER	50'	50'
MAXIMUM HEIGHT	45'	53' (WAIVER REQUESTED)
OPEN SPACE PER 147.01 (B) (TOTAL SITE)	18.16 AC (25% OF TOTAL SITE)	22.63 AC UPLAND OPEN SPACE 9.08 AC WETLANDS / STORM (50% MAX) TOTAL 31.71 AC (44%)
OPEN SPACE AND IMPERVIOUS PER ORD 2013-27 (SIGNIFICANT UPLAND AREA)	OPEN SPACE 21.79 AC (30% OF TOTAL SITE) MAX. IMPERVIOUS 36.31 AC (50% OF TOTAL SITE)	OPEN SPACE 43.43 AC (60% OF TOTAL SITE) PROP. IMPERVIOUS 11.14 AC (15% OF TOTAL SITE)
PARKING	707 SPACES FOR RESIDENCES (1.75 SPACES / DU) +44 SPACES (1 SPACE / 250 SF OF 11,000 SF CLUBHOUSE BUILDING) +56 SPACES (1 SPACE / 50 SF OF COMMUNITY POOL) = 807 TOTAL SPACES	716 AT GRADE SPACES +45 GARAGE SPACES = 761 TOTAL SPACES (WAIVER REQUESTED)

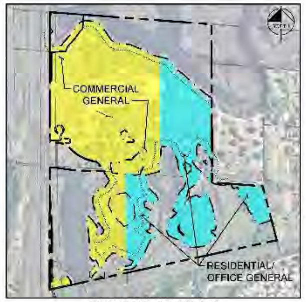
LIGHTING NOTE:

ON-SITE LIGHTING FIXTURE SELECTIONS SHALL AVOID GLARE AND LIGHT TRESPASS ON ADJACENT PROPERTIES BY SHIELDING THE LIGHT SOURCE THROUGH THE USE OF EXTERNAL GLARE SHIELDS WHERE APPLICABLE. FINAL LIGHTING FIXTURE SELECTION AND PLACEMENT TO DIRECTIONALLY DISPERSE LIGHT DOWNWARD TO MINIMIZE NIGHTTIME LIGHT POLLUTION. ANTICIPATED MOUNTING HEIGHT OF LIGHTING FIXTURES TO BE A MAXIMUM 30' ON DECORATIVE POWDER COATED MOUNTING POLES.

WAIVERS

APPLIED FOR	
WAIVER	DESCRIPTION
LDC SECTION 78.01(E)(7)(d) MAXIMUM ALLOWABLE HEIGHT	TO INCREASE THE ALLOWABLE MAXIMUM BUILDING HEIGHT FROM 45 FT TO 53 FT
REQUIREMENT FOR SECONDARY ACCESS POINT	TO DECREASE REQUIRED ACCESS POINTS TO ONE
REQUIREMENT FOR COMMUNITY POOL PARKING	REDUCTION OF ADDITIONAL PARKING REQUIRED FOR COMMUNITY POOL

DELIVERY CIRCULATION DETAIL



CITY OF TARPON SPRINGS
FUTURE LAND USE MAP (ORD 2012-07)

LOCATION MAP

Kimley»Horn

ANCLOTE HARBOR
PRELIMINARY DEVELOPMENT PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 10/15/2020
PROJECT NO. 175062001
SHEET NUMBER PDP-01

Left Elevation

3/32" = 1'-0"

Right Elevation

3/32" = 1'-0"

PROPOSED HEIGHT 53 FEET

SW 7005 Pure White
Body Color 1, Panel
& Trim

SW 6176 Liveable
Green,
Body Color 2

SW 9128Green Onyx,
Body Color 3

SW 7061Night Owl
Shutters & Doors

SW 6993 Black of Night
Railings

Georgetown Gray
Certainleed Landmark
Shingles,

CITY OF TARPON SPRINGS
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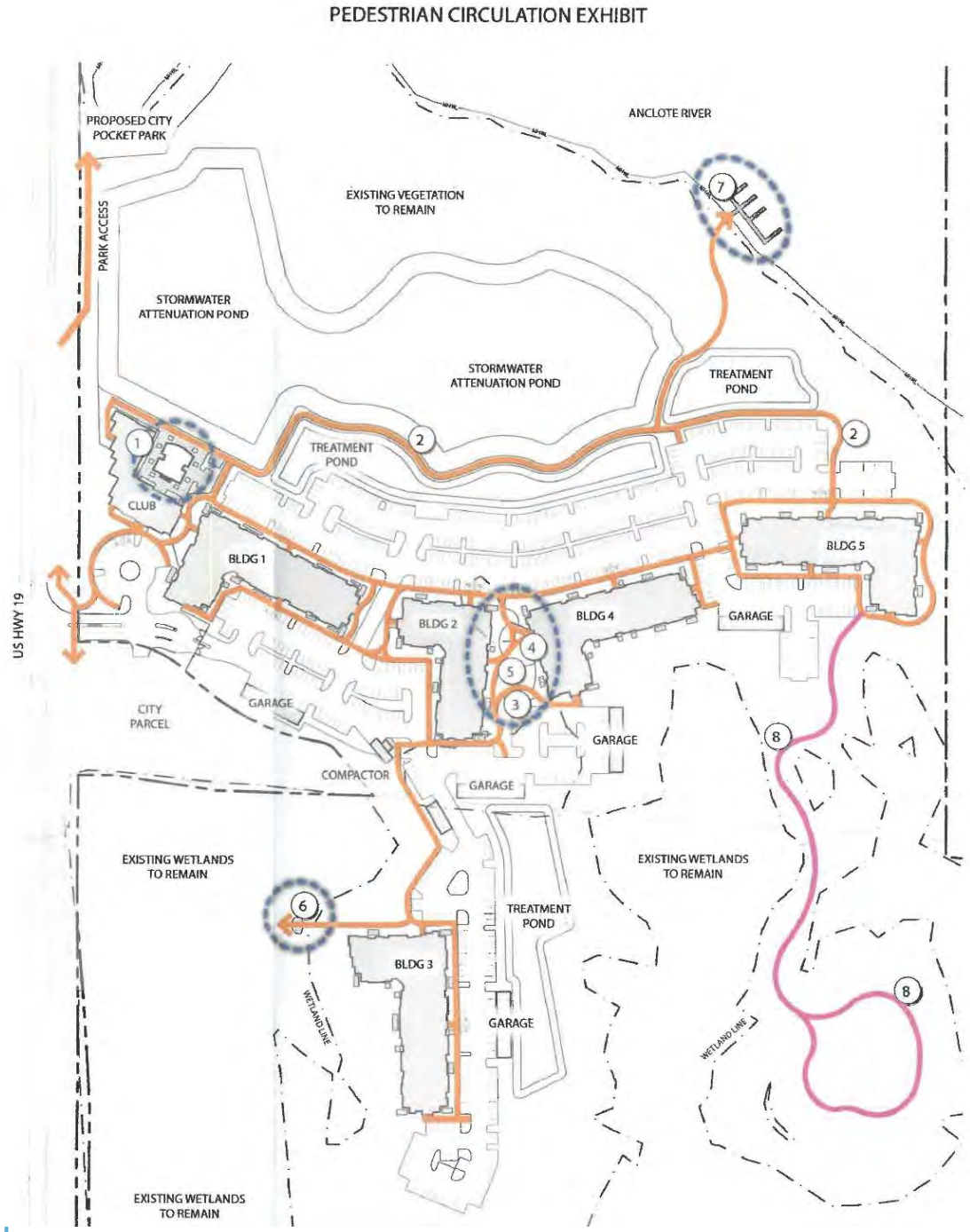
PROJECT AMENITIES

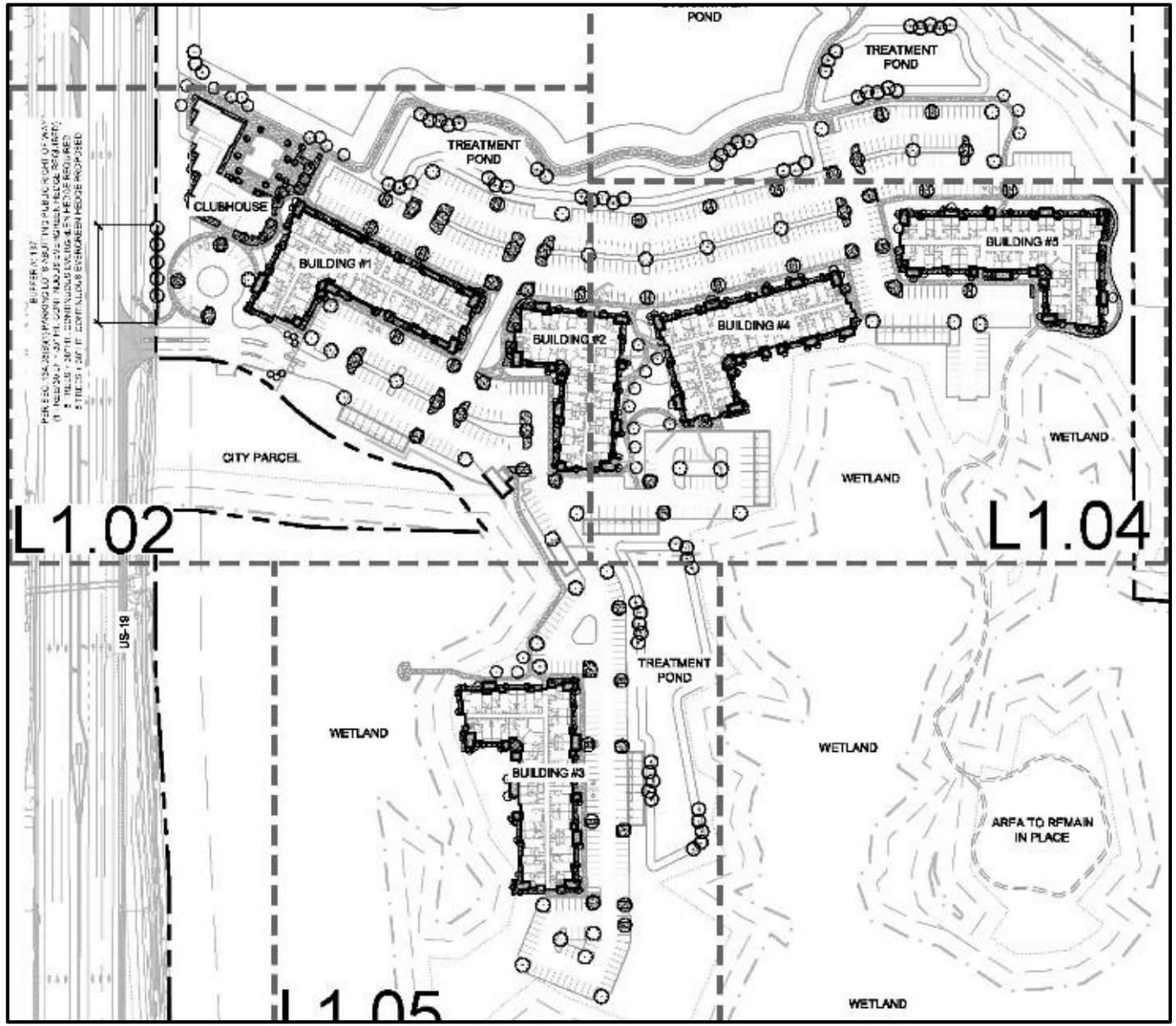


LEGEND

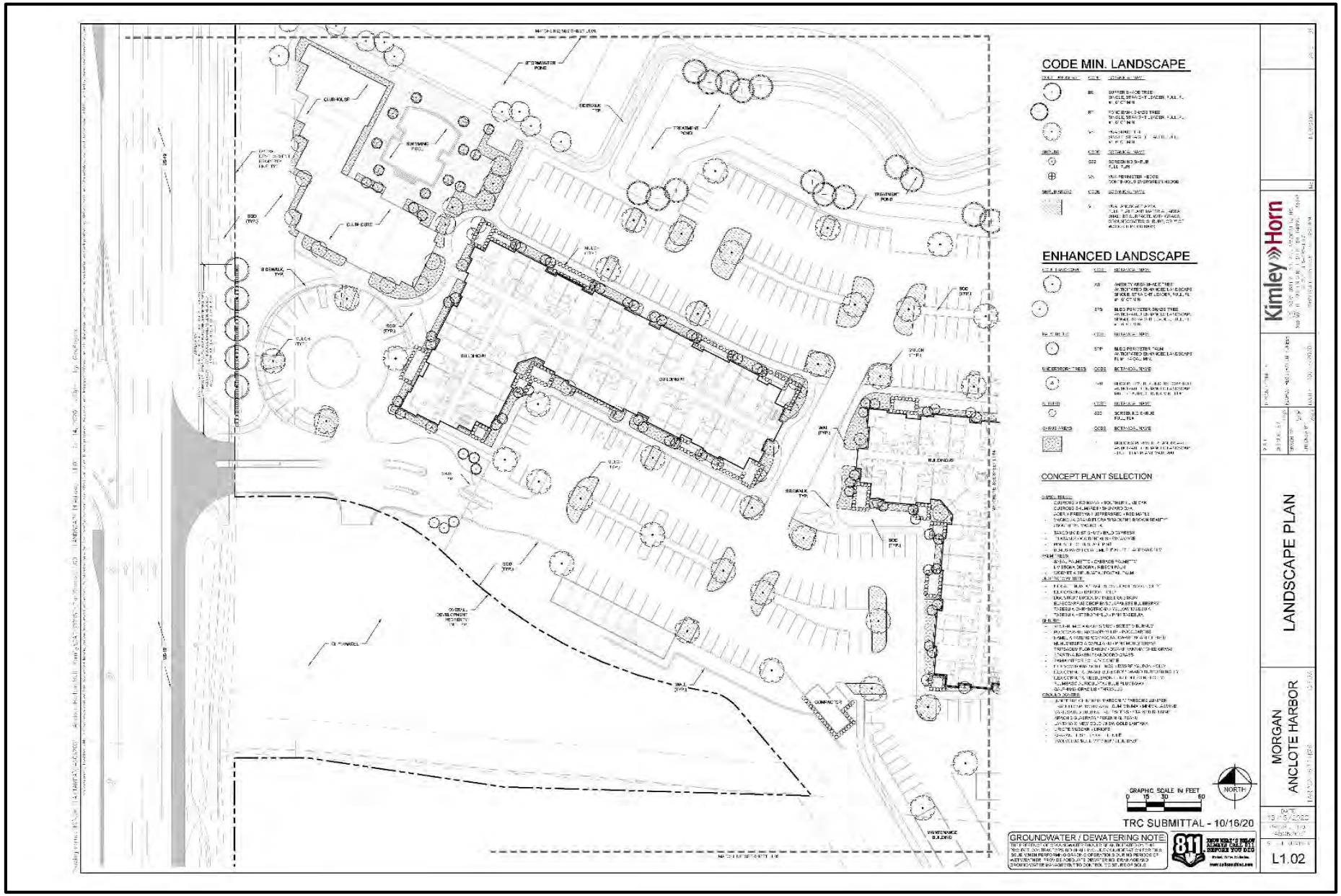
1. Primary Clubhouse Swimming Pool
   - +/- 2,200 SF recreational swimming pool (per 404 units)
   - Poolside lounge cabanas and shaded community seating
   - Outdoor kitchen and grill area
   - Outdoor firepit
   - Community gathering and lounge space
2. Leisure Walking Trails
   - Circulation pathways throughout community and along retention ponds
   - Comfort stations with areas for seating and gathering
3. Secondary Exterior Gathering Space
   - Outdoor kitchen and grill area
   - Outdoor fire pit
   - Shaded community seating
   - Recreational yard games
4. Playground Facility
   - Recreational playground facilities geared towards families and young children
   - Shaded community seating
   - Water drinking fountains for residents
5. Pet Park Facility
   - Gated and fenced area for pet recreation and activity
   - Shaded community seating
   - Water drinking fountains for pets and residents
6. Kayak / Canoe Launch
   - Walking pathway with point of access for water recreation
   - (subject to permitting / agency approval)
7. Anclote River Boat Dock
   - Walking pathway with boardwalk access for water recreation
   - Boat parking and pick-up / drop-off location
   - (subject to permitting / agency approval)
8. Nature Walking Trails
   - Leisure pathway loop through preservation area
   - (subject to permitting / agency approval)

Pedestrian Circulation Pathway
Nature Walking Trail (subject to permitting / agency approval)
Pinellas Trail

LANDSCAPE PLAN - OVERVIEW



LANDSCAPE PLAN - DETAILS



LANDSCAPE PLAN - DETAILS

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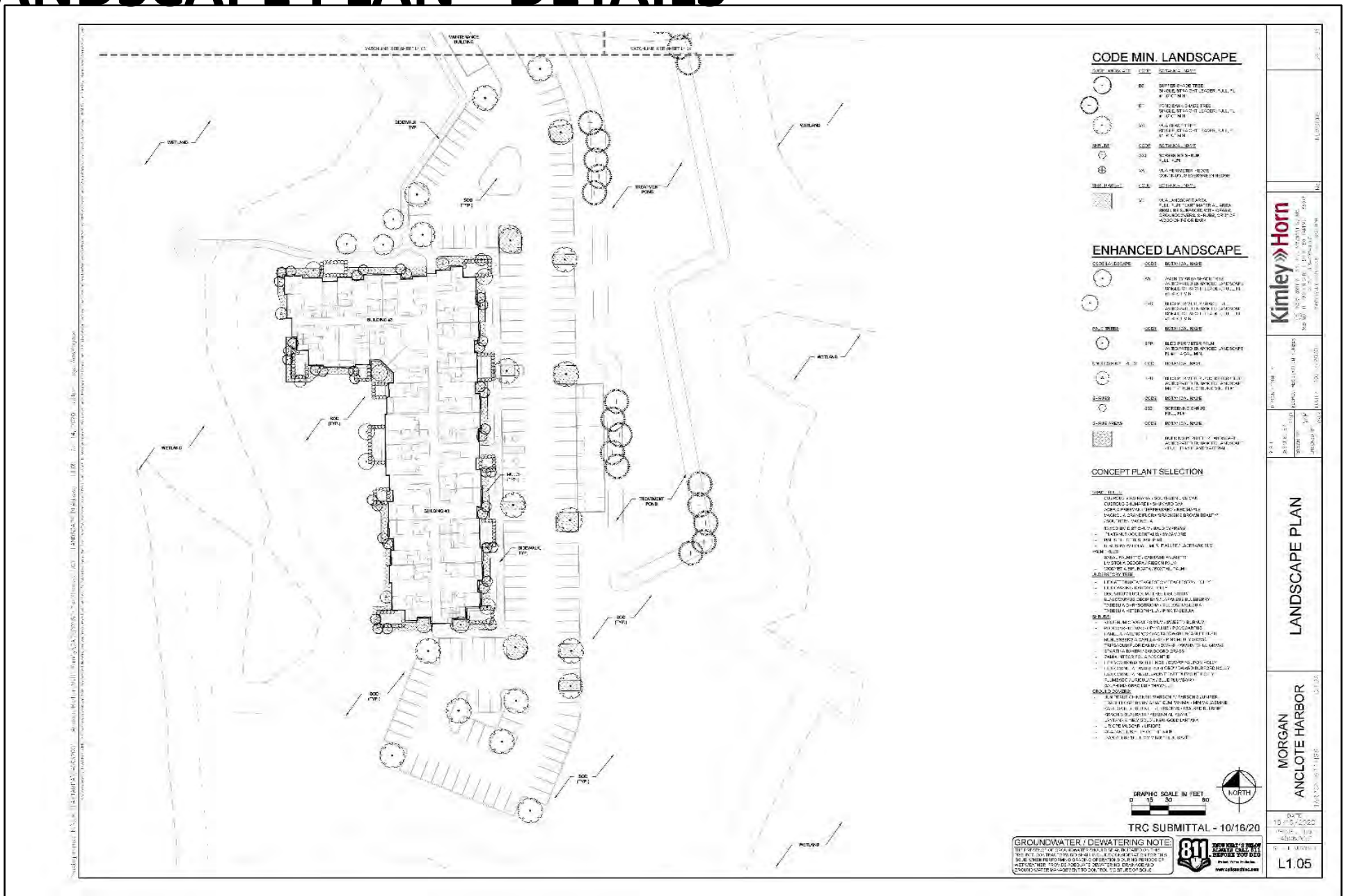


CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

LANDSCAPE PLAN - DETAILS

US 19 Frontage Buffer:

- Southern Live Oak
- Southern Magnolia

Surface Parking Lots:

- Southern Live Oak
- Sycamore
- Lacebark Elm
- Japanese Blueberry Tree
- Dahoon Holly
- Southern Wax Myrtle

Pond Banks and Upland Perimeter:

- Bald Cypress
- Red Maple
- Sycamore
- Sabal Palm
- Slash Pine
- Southern Live Oak

Building Façade:

- Southern Magnolia
- Sabal Palm
- Dahoon Holly
- Eagleston Holly
- Ligustrum Tree
- Japanese Blueberry Tree

Amenity Areas:

- Southern Live Oak
- Shumard Oak
- Southern Magnolia
- Sycamore
- Slash Pine
- Sabal Palm
- Ribbon Palm
- Dahoon Holly
- Eagleston Holly
- Ligustrum Tree
- Japanese Blueberry Tree
- Yellow / Pink Tabebuia
- Foxtail Palm

TRAFFIC IMPACTS

- Mid-Rise Apartment Complex:
  - 404 units adds 2,198 trips per day*
  - 178 trips added in the highest (p.m.) peak hour*
  - Conservative background growth rate of 2% in the study area used for the buildout year (2022)
  - U.S. Highway 19 currently operating at Level of Service “C” from Tarpon Avenue to Beckett Way**
- City Mobility Management: Classified as Tier I Project for Transportation Impacts
  - Transportation management proposed by developer to include reduced density, recreational and other site amenities promoting livable community, site-wide pedestrian access system, business center, and commuter assistance for residents
- Traffic Circulation Characteristics
  - Single driveway connection to U.S. Highway 19, right-in/right-out turning movements only
  - Offset left-turn median openings (U-turn lanes) proposed north and south of project entrance
  - Slight degradation of vehicular volume to capacity ratio at already failing intersections:
    - Tarpon Avenue and U.S. Highway 19, and, Spruce Street and U.S. Highway 19
    - Delay time increase between background traffic and project at buildout is about 2 seconds
- FDOT will require an additional traffic study to include bicycle and pedestrian traffic.

*Institute of Transportation Engineers (ITE) Manual Data

**On a scale of A through F, with E/F being deficient

NEW WASTEWATER FORCE MAIN *(PRELIMINARY)*

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

REVIEW CRITERIA (PRELIMINARY PLANNED DEVELOPMENT, REZONING, CONDITIONAL USE)

1) Consistent with Tarpon Springs Comprehensive Plan
2) Public facilities capacities sufficient to serve project
   - Transportation and wastewater infrastructure to be installed by the developer
3) Environmental criteria are met
   - Clustered multi-family design in 5 buildings, density reduced below allowable maximum
   - Provision of open space, recreational amenities, sustainable features
4) Compatibility, Affect on Adjacent Properties
   - Closest uses are residential; Larger surrounding area includes single family, mobile homes, apartments.
   - Site is buffered from adjacent lands via Anclote River, U.S. Highway 19 and proposed open space in the development layout.
   - Intent of conflict avoidance between residential and commercial uses in the Commercial General (CG) Future Land Use Map category is met.

REVIEW CRITERIA – WAIVERS

(PRELIMINARY PLANNED DEVELOPMENT)

1) Request for a waiver to increase building height from a limit of 45 feet to a limit of 53 feet:
   - Increased height allows clustering of the units into 5 buildings and reduction of associated impervious surface/stormwater treatment area
   - Increased height is compatible with the neighborhood at this location
2) Request for waiver to allow only one vehicular access point to the development:
   - Proposed design of a three-lane entrance with median is an acceptable alternative to a second access point
   - City Fire Marshal concurs with the proposal

STAFF RECOMMENDATION

#20-106, #20-107 Preliminary Planned Development and Rezoning – ***Approval*** of the following:

- Ordinance 2020-34, Preliminary Planned Development and Rezoning
  - With waivers for height dimension and single project access point
  - With 19 conditions

#20-123 Conditional Use – ***Approval*** of the following

- Resolution 2020-72, Conditional Use

Public Correspondence

The project was properly noticed and one comment was received.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board heard this item at their November 16, 2020 meeting and voted to approve each of the following with one member dissenting:

#20-106, #20-107 Preliminary Planned Development and Rezoning –

- Ordinance 2020-34, Preliminary Planned Development and Rezoning
  - With waivers for height dimension and single project access point
  - With 19 conditions

#20-123 Conditional Use –

- Resolution 2020-72, Conditional Use

One member of the public provided comments to the Planning and Zoning Board at the hearing.

CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
November 16, 2020 / December 8, 2020 & December 15, 2020

STAFF REPORT – December 2, 2020

Application No.	**20-106 Preliminary Planned Development (Ordinance 2020-34)** **20-107 Rezoning (Ordinance 2020-34)** **20-123 Conditional Use (Resolution 2020-72)**
Project Title:	Anclote Harbor
Staff:	Patricia L. McNeese, Principal Planner
Applicant / Owner:	Kamil Salame, Morgan Group Development LLC / Wal-Mart Stores East LP
Property Size:	72.62 acres (64.17 acres of non-submerged land)
Current Zoning: **Proposed Zoning:**	General Business (GB) Residential Planned Development (RPD)
Current Land Use:	Commercial General (CG), Residential/Office General (R/OG), Preservation (P)
Proposed Land Use:	Commercial General (CG), Residential/Office General (R/OG), Preservation (P)
Location / Parcel ID:	42501 U.S. Highway 19 North / 06-27-16-89388-000-0420

BACKGROUND SUMMARY:
The Anclote Harbor project is a proposed multi-family development that includes 404 residential apartment units, a clubhouse, on-site recreational amenities, parking and stormwater facilities. The applicant is requesting a rezoning of the entire site to Residential Planned Development (RPD) along with approval of a Preliminary Planned Development. The applicant is also requesting Conditional Use Approval for a residential use in the Commercial General Future Land Use Map category.

PRELIMINARY STAFF RECOMMENDATION:
Staff recommends approval of the Conditional Use under Resolution 2020-72.
Staff recommends approval of the Preliminary Planned Development and Rezoning under Ordinance 2020-34 with the following conditions:

1. Details of the proposed method of wetland enhancement and preliminary coordination with the Southwest Florida Water Management District (SWFWMD) showing approval of the jurisdictional determination shall be submitted with the Final Development Plan. Final permits from the SWFWMD may be submitted prior to issuance of a building permit for site work.
2. A conceptual plan detailing the approach for eradication and future management of Brazilian pepper tree (*Schinus terebinthifolius*) for each habitat area of the site shall be submitted with the Final Development Plan. The final plan shall be submitted at the time of application for a building permit for site work in conjunction with the arborist's report and the final tree

protection and mitigation plan. The City recognizes that it may be appropriate in some areas of the site to address the tree protection requirements of Section 133.04(d) of the Land Development Code on an area-wide basis for habitats being preserved rather than using crown spread for individual trees.

3. A landscape plan with a site-specific planting schedule shall be submitted with the Final Planned Development and shall include appropriately sized species for driveway medians within the site.
4. The 50-foot buffer adjacent to the Anclote River shall remain and be managed as undisturbed uplands (hardwood conifer mix) and shall not be graded within the 25-foot wetland buffer required by the Southwest Florida Water Management District.
5. A plan for proposed lighting with shielded lighting and decorative poles shall be submitted with the Final Development Plan.
6. On site signs and sign poles shall be designed to match City of Tarpon Springs specifications for the downtown/Community Redevelopment Area (CRA). Details shall be included with the Final Development Plan.
7. The developer will be responsible for addressing the provision of Public Art pursuant to Article XVII of the Land Development Code as part of the Final Development Plan.
8. A detailed drainage plan meeting the requirements of Section 141.00 of the Land Development Code and requirements of the Southwest Florida Water Management District shall be submitted with the Final Development Plan.
9. Detailed plans for utilities connections and infrastructure, including wastewater forcemain construction shall be submitted with the Final Development Plan along with documented coordination from all applicable agencies and landowners affected by the construction. A Final Development Plan submittal that includes on-site infrastructure only may be scheduled for review by the Technical Review Committee (TRC). The submittal of the plans for the off-site (public) infrastructure will be required to be submitted and reviewed prior to scheduling for review by the Board of Commissioners.
10. The final traffic study shall be submitted with the Final Development Plan along with Florida Department of Transportation approval of the proposed roadway and access configuration.
11. An updated letter from the Florida Department of State documenting review of archeological resources on the site shall be provided with the Final Development Plan.
12. An application for Future Land Use Map amendment to Recreation Open Space (ROS) for the upland preserve area shall be submitted prior to, or at the time of, Final Development Plan submittal.
13. A map adjustment to the Preservation (P) area on the City's Future Land Use Map will be required to match the category designation to the delineated wetlands on site. The City will process the map adjustment concurrently with the Final Planned Development.
14. The Applicant will donate an approximate 1.84 acre parcel to the City for public recreation. Public access to the park shall be restricted to pedestrians and bicycles from the land, and watercraft from the river. The park site is generally located in the northwest portion of the site adjacent to the Anclote River and as generally located on the Preliminary Development Plan. Upon donation of this passive park land to the City of Tarpon Springs, the Applicant will work with the City to design and install improvements consisting of a riverfront pullout/rest area for kayaks and park furniture for sitting. The City will pursue any jurisdictional permits needed for work in shoreline/water areas. Improvements shall be installed prior to the issuance of a Certificate of Occupancy for the project.
15. The design of the residential buildings and clubhouse submitted for Final Development Plan approval shall be substantially similar to the architectural elevations that are a part of the

Preliminary Development Plan application; however, minor revisions to the architectural features of these buildings may occur without requiring a new Preliminary Development Plan Review. Minor revisions to the architectural features shall include but are not limited to changes to the color palette, the window pattern, siding and roofing materials and other similar features.

16. The proposed boat dock located adjacent to the Anclote River is subject to all applicable permitting requirements; and, upon the issuance of the applicable permits, the timing of construction of the dock will be determined by the Applicant in his sole discretion.
17. A construction management and mitigation plan as required by the applicable jurisdictional agencies to avoid/address listed species impacts including bald eagle, indigo snake and gopher tortoises shall be submitted with the application for a building permit for site work.
18. The developer is responsible for obtaining applicable permits from all other agencies, for meeting the minimum requirements of the Comprehensive Zoning and Land Development Code, and for payment of all requisite fees.
19. The applicant shall complete the process for a Final Development Plan pursuant to Section 82.00 of the Land Development Code. The Final Development Plan shall be submitted within one year of approval of the Preliminary Planned Development.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board held a public hearing on November 16, 2020 and voted to approve Ordinance 2020-34 and Resolution 2020-72. There were five board members in attendance with one member dissenting on each of the two votes. One member of the public provided comment.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Site is adjacent to the Anclote River and contains upland and wetland habitats.
Flood Hazards:	Site is located in flood zones X Unshaded, X Shaded and AE 9.00’
Vehicle Access:	Site is located adjacent to U.S. Highway 19 North, a major arterial roadway.

SURROUNDING ZONING & LAND USE: (INCLUDES PARCELS BOTH WITHIN THE CITY AND WITHIN THE UNINCORPORATED COUNTY)

	Zoning:	**Land Use:**
North:	Land Conservation (LC) and Residential Office (RO)	Preservation (P) and Residential/Office General (R/OG)
South:	Right of Way: Residential Agriculture (R-A) and Residential Medium (RM) Residential: Residential Mobile Home (RMH) and Mobile Home Park (MHP)	Right of Way: Preservation (P) and Recreation Open Space (ROS) Residential: Residential Urban (RU)
East:	Single Family Residential (R-100A) and Residential Agriculture (R-A)	Residential Suburban (RS)
West:	R-60 (One and Two Family Residential), WD-I (Waterfront Development), General Commercial and Services (C-2), Residential Mobile Home (RMH)	Preservation (P), Commercial General (CG), and, Residential Office Retail (ROR)

ZONING DISTRICT SUMMARY (EXISTING / PROPOSED):

Dimensional Regulations	Current Zoning Standards: GB	Proposed Zoning Standards: RPD	Proposed Project	Compliant?
Max. Residential Density	CG uplands: 400 units CG wetlands: 10 units ROG: 75*	n/a	404 units	**X**
Total Density:	485 units	n/a	404 units	**X**
Lot Standards:				
Min. Lot Area	10,000 square feet	10,000 square feet	64.17 acres	**X**
Min. Lot Width	80 feet	100 feet	2,000± feet	**X**
Min. Lot Depth	90 feet	n/a	n/a	**X**
Max. Height	45 feet	45 feet	53 feet	Waiver requested
Setbacks:				
Front Yard	25 feet	25 feet	25 feet to 70 feet	**X**
Side Yard	20 feet	15 feet	190 feet to 230 feet	**X**
Side Street	20 feet	15 feet	n/a	**X**
Rear Yard	20 feet	15 feet	15 feet	**X**
Between Buildings	25 feet	25 feet	29 feet	**X**
Wetland/Shoreline Buffers	50 feet	50 feet	50 feet	**X**
Open Space Ratio				
Entire Site	n/a	25% (18.16 acres - must include less than 50% wetlands/stormwater)	44% (31.71 acres of eligible area)	**X**
Significant Upland Habitat	30% (8.7 acres)	30% (8.7 acres)	40% (11.70 acres)	**X**
Impervious Surface Ratio				
Entire Site	75% (48.13 acres)	75% (48.13 acres)	17.4% (11.14 acres)	**X**
Significant Upland Habitat	50% (14.52 acres)	50% (14.52 acres)	36% (10.45 acres)	**X**

*Physical location of units in the ROG category capped at 98 units based on Countywide Rules standards. Applicant is proposing 96 units in this area.

PLANNING CONSIDERATIONS:
When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The property has been under a General Business (GB) zoning designation since 1997 and previous to that (i.e., when the City's current Comprehensive Plan and Land Development Codes were adopted) was located in the Highway Business and Residential Multifamily districts. As vacant sites along U.S. Highway 19 have developed with commercial uses over the years since the GB designation was established, the site has become more attractive for residential development.
2. The applicant has proposed a multi-family project of less than the maximum allowable density and clustered to the least environmentally sensitive portions of the site.
3. The 72.62-acre site includes 8.45 acres of submerged lands, and, 22.08 acres of wetlands of which 0.91 acres (4%) will be impacted with the impacts being mitigated on site.
4. The community will be accessed from U.S. Highway 19 via a gated right-in/right-out entrance. Access improvements to U.S. Highway 19 include a northbound deceleration turn lane and median U-turns to be installed north and south of the project entrance.
5. The project will include installation of a forcemain for the provision of City wastewater service to the site.
6. The project provides amenities designed to encourage on-site leisure and work activities.
7. The project generates a relatively moderate (Tier 1) peak hour traffic impact that can be appropriately mitigated via a Transportation Management Plan. Operational safety improvements to U.S. Highway 19 will also be installed by the applicant.
8. The applicant proposes to install the necessary wastewater collection infrastructure to serve the project.
9. The City has sufficient capacity of public facilities to serve the project.
10. The project is ready for consideration of approval of a Preliminary Planned Development at this time. Submittal of a Final Development Plan will need to include substantial additional design detail addressing drainage, utilities, transportation improvements, environmental site management, tree mitigation and other items.

REVIEW STANDARDS / STAFF ANALYSIS – PRELIMINARY PLANNED DEVELOPMENT:
Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code provides that Planned Development Districts may be established by amendment to the Official Zoning Atlas provided they are found to satisfy the criteria list below. The planning staff's analysis is presented below:

1. **The Planned Development shall be found consistent with the goals, objectives, and policies of the Comprehensive Plan in effect at the time of the review.**

   Staff Analysis: In the submitted "Rezoning Narrative," the applicant has presented an extensive analysis of the project with regard to consistency with multiple elements of the City's Comprehensive Plan including the Future Land Use Element, Transportation Element, Coastal Planning Area Element, Conservation Element, Housing Element, Recreation and Open Space Element and Utilities Element. The following additional items are noted:

Future Land Use Element

Policies 1.1.10 and 1.1.12 state the following:

"Policy 1.1.10 Where appropriate, require development proposals to evaluate and preserve wetlands and areas of significant upland habitat.

Policy 1.1.12 Density and Intensity Standards for Development of areas of significant upland habitat:

a) Maximum Impervious Surface: .50

b) Minimum Open Space .30; Open Space shall be defined as any land or water in its natural condition and set aside for the use and enjoyment of the owners and occupants of such land or the public if so designated. Open space shall be reserved adjacent to wetlands to the maximum extent practicable.

c) These standards are in addition to the density and intensity standards of the underlying future land use designation.

For purposes of this Policy significant upland habitat shall be defined as high quality Scrub and Brushlands, Pine Flatwoods, Longleaf Pine/Xeric Oak, or Hardwood Conifer Mix as defined by the Florida Land Use, Cover and Forms Classification System (FLUCCS) and as determined by a qualified professional. Qualified professionals shall be approved by City Staff and shall be confirmed by the Board of Commissioners during the public hearing process."

The project is consistent with the above-listed policies. Of the 64.17 acres of non-submerged land, the project proposes to develop approximately 29.19 acres of area including 9.23 acres of stormwater ponds, leaving 34.98 acres (54%) as undeveloped. The applicant has proposed mechanisms to conserve and appropriately use the undeveloped areas with passive recreational amenities. The applicant's qualified professional has identified 29.04 acres of high quality Hardwood Conifer Mix habitat on the site. The applicant proposes to preserve 11.70 acres (40%) of this habitat in its undisturbed condition. The proposed impervious surface ratio for the entire project is 11.14 acres (17%) and for the significant upland habitat it is 10.45 acres (36%).

Policy 1.1.11 of the Future Land Use Element states the following:

"Policy 1.1.11 Require large scale development / redevelopment (40 acres or more) to adhere to mixed use and livable community objectives and policies set out in Goal 5 of this element."

The applicant provided an analysis of Goal 5 that includes Policies 5.1.1, 5.1.2 and 5.3.7. Staff concurs with this analysis and also finds the project consistent with Policy 5.3.2 requiring design articulation for the buildings.

With the above-added items, staff concurs with the applicant's overall conclusion that the project is consistent with the City's Comprehensive Plan.

2. Planned Development district sites shall be suitable in location, area, and character for the uses and structures proposed.

Staff Analysis: This large property situated along U.S. Highway 19 and surrounded by residential development is suitable for the multi-family project as proposed.

Location: Traffic and on-site activity are oriented to the highway and/or very adequately buffered and inaccessible from the predominantly residential areas to the east and south.
Area: The layout is clustered into the most disturbed and least environmentally sensitive portions of the site.

Character: The project includes:

- a reduction in density below the maximum allowable by right,
- a layout that provides significant buffering of the Anclote River and eagle's nests,
- a layout that provides for substantial (96%) retention of the existing wetlands with on-site mitigation for the areas that are being impacted,
- a layout that retains a substantial area of uplands to be retained as open space for passive recreational use,
- a proposal to memorialize the conservation of the natural areas being retained on the City's Future Land Use Map under the Preservation (P) and Recreation/Open Space (R/OS) categories, and,
- provision of amenities and site circulation system aimed at encouraging on-site residential work and leisure activities.

3. Planned Development Districts shall establish a gradual transition of intensities between varying land uses and protect against the potential for the development of incompatible land uses. Nonresidential uses shall be designed to protect residential areas from encroachment.

Staff Analysis: The project presents a gradual transition of intensities by proposing a well-buffered apartment style community near U.S. Highway 19 and surrounded mainly by the submerged lands and wetland islands of the Anclote River complex. Development lying directly to the south includes the Tarpon Glen and Leisure Lake Village mobile home communities, and to the east lies the Sail Harbor single family development. To the north and northwest beyond the Anclote River bridge are the St. Luke's Cataract & Laser Institute, commercial retail, and Riverside Apartments. The proposed Anclote Harbor project provides an appropriate housing product and density for this general area.

4. Planned Development Districts shall be so located that the existing public facilities are maximized to serve the uses proposed.

Staff Analysis: The following public facilities are maximized to serve this use:

Transportation Network: The project is located directly on U.S. Highway 19, an existing major arterial with direct connection to Pinellas County destinations to the south and to Pasco County to the north. See item 5 below for additional discussion of traffic impacts.

Utilities: The City's potable water and wastewater facilities have sufficient service capacity. However, the site is not physically served with wastewater collection infrastructure. The applicant proposes to provide a dedicated forcemain to be installed to a manhole/gravity run system located just upstream of the City's wastewater treatment facility. The City agrees that this option would provide the highest degree of assurance that the new sanitary sewer flows generated by the apartment complex will not negatively impact the City's existing collection/forcemain system. Plans for the new forcemain, including preliminary coordination

with all applicable agencies will be required at the time of submittal for a Final Planned Development.

Drainage: The applicant has presented a preliminary drainage layout that has been accepted by the City in concept. A full drainage plan will be required at the time of submittal for a Final Planned Development.

Solid Waste: The applicant has proposed utilization of a trash compactor at the site in lieu of one or more dumpsters. The City can physically serve this method of disposal. There is sufficient solid waste capacity to accommodate the proposed development.

Recreation: The applicant has proposed a variety of on-site passive recreational activities including a community clubhouse, dog park, boat dock, two kayak launches, picnic area/playground, and nature trail. The applicant also proposes to dedicate land along the Anclote River to the City for a passive mini-park to serve the City's residents. These proposed facilities help to maximize the efficiency of the City's existing park facilities by retaining residents on site to engage in leisure activities, thereby reducing impact on the City's existing park network.

Hurricane Sheltering: The property is located in Pinellas County Evacuation Zone A. The applicant has provided an analysis of shelter capacity for the expected level of shelter participation from this development. The analysis shows that existing County shelter capacity is sufficient to serve this project.

Education: The City coordinates with the Pinellas County Schools to provide information for each residential development that is required for that agency to make adjustments. Preliminary coordination has been completed and will be followed up as the project moves through the approval process.

Fire Protection, Law Enforcement, Library: The project site is located within the existing City service areas for police and fire protection. The City has sufficient fire protection, law enforcement and library services capacity available to serve the development.

5. **Planned Development Districts shall be located with respect to thoroughfare streets identified on the applicable Comprehensive Plan and mass transit facilities. The design shall not create excessive traffic on minor streets in residential neighborhoods outside the District.**

Staff Analysis: The project is located on U.S. Highway 19, a State road and the busiest thoroughfare within the City. While U.S. Highway 19 in Tarpon Springs is served by transit facilities, the project site location is not currently served. The northern limit for Pinellas Suncoast Transit Authority (PSTA) service is Tarpon Avenue where it connects with the southernmost limit of service from the Pasco County Public Transportation (PCPT) system. As public transportation opportunities such as bus rapid transit evolve for U.S. Highway 19 over time, there may be a future opportunity for this site to participate.

With respect to traffic on minor streets and/or residential neighborhoods, the project avoids this issue altogether by providing sole access via U.S. Highway 19.

It is noted that the project will generate 178 vehicular trips in the afternoon (p.m.) peak hour, triggering a Tier 1 requirement for a transportation management plan that addresses reduction of the potential for use of the automobile. The proposed transportation management strategies are acceptable and include reduction in development potential of the site, site design features that promote livable communities, pedestrian access throughout the site, and an on-site business center for residents.

6. **The Planned Development shall be designed to take advantage of the natural features and topography of the site, preserve natural resources, and protect archeological or historic sites.**

Staff Analysis:
Habitat: The site layout clusters the development on the most disturbed and upland areas of the property. The proposal includes the preservation of 97% of the existing wetlands and will also conserve an area of hardwood conifer mix habitat for passive recreation (nature trail). The proposed Future Land Use Map (FLUM) designations of Preservation (P) for the wetlands (boundary adjustment) and Recreation/Open Space (R/OS) for the uplands (new designation) further ensure protection based on the purposes listed in the Comprehensive Plan for the two categories:

- *"Policy 2.6.1 Preservation (P) The Preservation Land Use Category is intended for areas that are now categorized or appropriate to be characterized as a natural resource feature worthy of preservation and to recognize the significance of preserving such major environmental features and their functions."*
- *"Policy 2.6.2 Recreation/Open Space (R/OS) The purpose of the category is for areas appropriate to be used for open space and/or recreational purposes."*

Archeological Resources: The applicant has submitted an archeological assessment from the Florida Department of State verifying that no significant impacts to archeological resources are expected from development of the site. An updated correspondence from the Florida Department of State regarding the status of archaeological sites on the property should be supplied at the time of submittal for the Final Planned Development.

Sustainability: The proposal features some design aspects addressing environmental and energy sustainability including electric car charging stations, bicycle storage, pedestrian network, ride sharing and carpooling, connection to the Pinellas Trail, native landscaping, reduced density and retention of natural areas.

REVIEW STANDARDS / STAFF ANALYSIS – WAIVERS:
Section 83.00(a) of the Tarpons Springs Comprehensive Zoning and Land Development Code provides standards for the waiver or modification by the Board of Commissioners of any design requirement of Land Development Code. The applicant has requested two waivers in conjunction with the project. The requests, along with the planning staff's analysis, is provided below:

1. **The applicant has requested a waiver of Section 78.01(E)(7)(d) requiring a height limit of 45 feet for multifamily dwellings. The proposed height is 53 feet (4 stories) for all five residential apartment buildings.**

Staff Analysis: Staff is in support of this waiver request as it facilitates clustering of the development on the site and reduces impervious surface in favor of preserving natural wetlands, natural uplands, the riverbank, and wildlife habitat. The height is compatible with the adjacent area and landscape since it is significantly buffered and distanced from surrounding development.

2. **The applicant has requested a waiver to Section 129.00(C)(3) requiring that residential development in excess of 50 units provide a secondary means of access where feasible. The applicant is proposing one gated access point with two double-lane driveways.**

   Staff Analysis: The main purpose of this standard is to provide alternative access for emergency personnel or residents should the main entrance be blocked. The four driveway lanes with median seperator are considered adequate to serve this purpose. The gate would provide for some traffic control and is located far enough to the east to provide for routing of vehicles. The City's Fire Marshal has approved the proposed configuration as sufficient to serve his needs.

REVIEW STANDARDS / STAFF ANALYSIS - REZONING:
Section 207.03(A) of the Tarpons Springs Comprehensive Zoning and Land Development Code provides standards for zoning map amendments. These standards, along with planning staff's analysis are provided below:

1. **The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.**

   Staff Analysis: See above Item 1 of the Preliminary Planned Development analysis.

2. **The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.**

   Staff Analysis: See above Item 3 of the Preliminary Planned Development analysis.

3. **The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

   Staff Analysis: This proposed luxury multifamily development is designed to conserve and thereby capitalize on the natural features of the site, including the riverfront, wetlands and remaining undisturbed uplands. It also includes features and amenities that seek to retain recreational and work-related activity on site, thereby providing a quality experience for the residents and reducing impacts on the City's roads and parks. The project will be providing the infrastructure to improve traffic safety and to connect to City wastewater services and will therefore not impact the City's public infrastructure costs or the City's fiscal ability to provide continued services.

4. **The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities, including transportation, waste and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public**

facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.

Staff Analysis: See above Item 4 of the Preliminary Planned Development analysis.

REVIEW STANDARDS / STAFF ANALYSIS – CONDITIONAL USE:

The Commercial General (CG) Future Land Use Map category states in Policy 2.4.5 of the Comprehensive Plan: "Secondary Uses shall include Commercial Recreation, ***Residential (requires conditional use review for compatibility)***, Residential Equivalent, Institutional, Transportation/Utility, Recreation/Open Space, Research/Development, Light Manufacturing/Assembly" (emphasis added). Therefore the proposed residential use must undergo a Conditional Use review. Section 209.01(A) through (G) of the Tarpon Springs Comprehensive Zoning and Land Development Code provide the standards for review of conditional uses. The planning staff's analysis is presented below:

1. **Conformance with the requirements of this Code.**

   Staff Analysis: The Technical Review Committee (TRC) has reviewed the project and determined that the project conforms with the requirements of the City's Land Development Code. Two waiver requests, associated with the Planned Development are discussed above under the staff analysis for waivers.

2. **The use to which the property may be put is appropriate to the property in question and is compatible with existing and planned uses in the area.**

   Staff Analysis: See above Item 3 of the Preliminary Planned Development analysis. In the context of the above stated list of secondary uses in the Commercial General (CG) category, the Comprehensive Plan seeks to ensure that the placement of a residential use in areas designated as commercial does not "set up" the potential for current or future land use conflicts and issues arising from incompatibility due to operation of the uses. This area is surrounded by residential land uses and significant buffering by natural features and the U.S. Highway 19 barrier that will serve to prevent and/or mitigate any potential conflicts from future commercial uses along U.S. Highway 19.

3. **The conditional use is consistent with the goals, objectives, and policies of all Elements of the City Comprehensive Plan.**

   Staff Analysis: See above Item 1 of the Preliminary Planned Development analysis.

4. **The conditional use will not result in significant adverse impacts to the environment or historical resources.**

   Staff Analysis: See above Item 6 of the Preliminary Planned Development analysis.

5. **The conditional use will not adversely affect adjoining property values.**

   Staff Analysis: Adjoining property to the east and south is all residentially built and/or zoned. The residential nature of the project and significant buffering from surrounding uses will tend to diminish the presence of the project from the east and south, and, with no traffic from the project traveling through these areas, no impacts to property values are expected. Adjoining property to the north, across the Anclote River is located in the Residential Office (RO) zoning category and is developed with medical office facilities. Adjoining property to the west across U.S. Highway 19 is located in both residential and commercial designations. U.S. Highway 19 sufficiently buffers the existing residentially-designated land from this project and property values are not expected to be affected. Future commercial uses along the west side of the highway will also not be affected with respect to property value, and may actually be enhanced to some degree with the addition of available customers to the area.

6. **The conditional use will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection and emergency services, police protection, library service and other similar public facilities. Compliance with the adopted Levels of Service standards can be demonstrated if necessary.**

   Staff Analysis: See above Item 4 of the Preliminary Planned Development analysis.

7. **The conditional use shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.**

   Staff Analysis: See above Item 4 of the Preliminary Planned Development analysis.

TECHNICAL REVIEW COMMITTEE (TRC):
The TRC last reviewed this project on October 1, 2020 for completeness and conformance to the Comprehensive Zoning and Land Development Code and the Comprehensive Plan. The TRC determined that the application was complete and ready for processing. The TRC comments from the October 1, 2020 meeting are provided as an attachment.

PUBLIC CORRESPONDENCE:
The property owners within 500 feet were sent written notification in accordance with Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times* and the property was posted. Staff has received one response to the notices. The response is included with this agenda item packet.

ATTACHMENTS:
1. Location, Aerial Map, Zoning Map
2. TRC Comments, Traffic Study Comments
3. Surveys (Boundary, Trees, Wetlands)
4. Preliminary Development Plan
5. RPD Project Narrative
6. Rezoning Narrative

7. Residential Building Floor Plans
8. Architectural Elevations
9. Preliminary Landscaping Narrative
10. Landscape Plans
11. Tree Mitigation Plans
12. Stormwater Design Narrative
13. Preliminary Drainage Plan
14. Listed Species Report
15. Wetlands Impacts and Mitigation Plan
16. Traffic Study (without appendices)
17. Hurricane Shelter Analysis
18. Forward Pinellas Letter Regarding Density
19. Citizen Comment – Julie Wade, 9/30/2020
20. Ordinance 2020-34
21. Resolution 2020-72

LOCATION MAP: 20-106 & 20-107 ANCLOTE HARBOR

AERIAL MAP: 20-106 & 20-107 ANCLOTE HARBOR

CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

ZONING MAP: 20-106 & 20-107 ANCLOTE HARBOR

City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 942-5611
FAX (727) 943-4651

Renea Vincent, AICP, CPM
Director

Date: October 9, 2020

TECHNICAL REVIEW COMMITTEE (TRC) MINUTES

PROJECT NAME: Anclote Harbor

FILE NUMBER: 20-106 – Preliminary Planned Development
20-107 – Rezoning
20-123 – Conditional Use

APPLICATION TYPE: See above

PROJECT DESCRIPTION: Residential Planned Development

PROPERTY LOCATION: 42501 U.S. Highway 19

PARCEL ID / TAX ID NO.: 06-27-16-89399-000-0420

TRC MEETING DATE: October 1, 2020

TRC REVIEW RESULTS: Your project was reviewed by the City of Tarpon Springs Technical Review Committee on the above referenced date. The following items have been identified for your review and response:

☐ Additional information required from applicant.

☐ Redlined plans enclosed.

☒ See Member Comments below.

☒ Submit revised plans per enclosed redlines or department comments. Three full hard copy sets and one full digital set of revised plans will be required for staff's review.

TRC MEMBER COMMENTS

PLANNING & ZONING REVIEW COMMENTS:

☐ APPROVED ☐ DENY ☐ DEFER ☒ SEE BELOW ☐ NO COMMENTS

INITIALS: PM

Land Use/Zoning/RPD Standards

1. The project will undergo review for consistency with the City's Comprehensive Plan and with concurrency standards in addition to the compatibility standards for rezoning and conditional use as applicable.
2. Response to TRC Item 12 does not address conservation of the uplands proposed for preservation. The discussion with the Planning and Zoning Director indicated that a preservation method, either conservation easement or Preservation designation via Future Land Use Map (FLUM) amendment should be utilized to address conservation of all preserved habitat. The applicant has indicated that a FLUM amendment would be appropriate for the wetlands. Please clarify the conservation mechanism proposed for the uplands.
3. The applicant should address the proposed approach for providing Public Art at the Final Development Plan stage.
4. A site review of the property has revealed that management of invasive exotics may present potential significant challenges. The applicant should consult with a biologist and present a plan for the control and maintenance of invasive exotics. This plan should be presented to the City for review as part of the submittal for a Final Planned Development.
5. A lighting plan with cutoff fixtures and decorative poles for any freestanding lights will be required at the time of Final Planned Development.
6. The plan, layout and proposed easements to be provided for utilities connections and upgrade should be provided at the time of Final Planned Development.
7. A sign plan with design standards will be required at the time of Final Planned Development.
8. Comments on the traffic study have been forwarded to the applicant. A revised traffic study addressing comments should be provided with the submittal for public hearing.
9. The transportation management plan is accepted in concept. Details should be provided for review with the submittal for a Final Development Plan.
10. Please re-date the newly submitted plans to avoid confusion.

FIRE DEPARTMENT REVIEW COMMENTS:

☐ APPROVE ☐ DENY ☐ DEFER ☒SEE BELOW ☐ NO COMMENTS

INITIALS: RK

No new comments at this time, additional comments may follow with submittal of Site and Building Plans.

PUBLIC WORKS REVIEW COMMENTS

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: TF/AM

BUILDING DEVELOPMENT REVIEW COMMENTS:

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: DG

CITY ARBORIST DEVELOPMENT REVIEW COMMENTS:

☐ APPROVE ☐ DENY ☐ DEFER ☒ SEE BELOW ☐ NO COMMENTS

INITIALS: SHB

1. An ISA Certified Arborist Tree Assessment on all existing trees with the tree's specifications (species, size in DBH, canopy size, condition, etc.) and designation of all tree to remain, and all trees to be removed, relocated or replaced is required at time of permitting.
2. Tree planting must take place before issuance of a Certificate of Occupancy. Due to location of publicly owned utilities minimum clearances shall be provided when installing trees: large species 20 feet, medium species 15 feet and small species 10 feet.
3. Use the following removal breakdown to calculate mitigation:

   4" to less than 8" DBH

   8" to less that 15" DBH

   15" to less than 25" DBH

   25" and greater DBH

4. Arborist's concerns regarding landscape plans, especially appropriate planting area dimensions and conditions for the species proposed, are to be addressed at Final Planned Development per the discussion at the TRC meeting.

PROJECT ADMINISTRATION DEPARTMENT

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: NM

PUBLIC SERVICES REVIEW COMMENTS:

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒NO COMMENTS

INITIALS: FP/RP

POLICE DEPARTMENT REVIEW COMMENTS:

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: SG

PLANNING AND ZONING BOARD REVIEW

☒ TRC review is complete. Your project is tentatively scheduled for Planning and Zoning Board on November 16, 2020 pending receipt of revised plan addressing all TRC comments by October 16, 2020.

☐ Your project remains unscheduled for Planning and Zoning Board because revised plans or additional information is required.

☐ Planning and Zoning Board review is not required for this project.

BOARD OF ADJUSTMENT REVIEW AND FINAL ACTION (VARIANCES ONLY)

☐ Your project is scheduled for BOA review on the following date:

☐ Your project remains unscheduled for BOA because additional information is required (see previous page).

☒ Board of Adjustment review is not required for this project.

BOARD OF COMMISSIONER REVIEW AND FINAL ACTION

☐ Your project is scheduled for review and final action by the Board of Commissioners on the following date(s): _____

☒ Your project remains unscheduled for Board of Commissioners because revised plans or additional information is required.

☐ Board of Commissioner's review is not required for this project.

HERITAGE PRESERVATION BOARD REVIEW AND FINAL ACTION (CERTIFICATES OF APPROVAL ONLY)

☐ Your project is scheduled for HPB review on the following date:

☐ Your project remains unscheduled for HPB review because additional information is required (see above).

☒ Heritage Preservation Board review is not required for this project.

REQUIRED ACTION OF THE APPLICANT

Please review any checked items above and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments or Board of Commission review until all required information or revised plans are provided. If no additional information is required, your project should be scheduled for the next applicable meeting, if sufficient time is available to meet required advertising deadlines (generally at least 21 days).

If TRC comment sheets are attached, please follow up with the department who made the comments. The reviewing individual from each City department is responsible for notifying this department when any and all plan corrections have been made or any conditions that have been established for approval of the project.

Please keep in mind that the Planning & Zoning Division has a 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted.

If you have questions concerning any of the above information, please do not hesitate to contact the Planning Division for assistance.

cc: Subject File – 20-106 and 20-107
Applicant – Kamil Salame, Morgan Group Development, LLC

TRAFFIC IMPACT ANALYSIS REVIEW MEMO

Date: **November 5, 2020 (Comments Date). October 29, 2020 (Resubmittal)**

Subject: **Anclote Harbor Apartments Traffic Impact Analysis (TIA) Review Comments**
City of Tarpon Springs, Florida
American Project No: 5169367

American Consulting staff reviewed the subject TIA and offer the following comments. Also see attached redlines.

Comment 1: In the Preliminary Development Plan (PDP-01), indicate the directional U turn arrows in the two turn lanes and site driveways.

> **Response:** Figure 9 in the report has been updated to indicate the directional U turn arrows and includes the site plan to clarify the access to/from the site.
>
> **Response Comment:** Response accepted. The Preliminary Development Plan (PDP-01) was not updated but Figure 9 is sufficient.

Comment 2: Keep City and Reviewer informed on the status of the FDOT Approval of Permit Plans for the NB right turn lane into the site, and the offset median U turn lanes. Provide a copy of any plans that are provided to FDOT, to the City.

> **Response:** Another pre-application meeting was held with the FDOT staff on October 8, 2020. FDOT will review the plans in detail with the submittal of a driveway permit. During the pre-application meeting, FDOT agreed the offset left-turn lanes should be provided for access to/from the site. FDOT noted they reviewed other locations for offset left-turn lanes and generally found the turn lanes to be safer compared to full median openings.
>
> **Response Comment:** Ongoing, continue to keep City informed on the status of the FDOT Approval of Permit Plans for the NB right turn lane into the site, and the offset median U turn lanes. In the design phase it will be important to evaluate the vertical sight distance of the U turn south of the development driveway due to the existing vertical curve of the roadway on US-19.

Comment 3: On Page 3, reference was made to Highway Capacity Software (HCS). Synchro software was used (per Appendices), not Highway Capacity Software. Revise verbiage in the report.

> **Response:** Synchro software was used to provide results which are based upon the latest Highway Capacity Manual. The report has been updated to reference Synchro software.
>
> **Response Comment:** Response accepted.

Comment 4: General Comment on Figures. Dodecanese Blvd is a WB extension of Live Oak St., and ties in at Alt US 19 north of the Live Oak St./Alt US 19 intersection. Please show it correctly in all Figures.

> **Response:** Dodecanese Boulevard was analyzed in the analysis. The figures show the intersection of Alt US 19 & Dodecanese Boulevard as it is the signalized intersection (which provides access to Live Oak Street) and the project traffic is anticipated to utilize this intersection. The figures are not drawn to scale and indicate the general location of the intersection.

Response Comment: Noted that the figures are not to scale, but Figures 3, 5, 7 and 10 do not match the other figure geometry for Spruce Street and Dodecanese Blvd. The geometry should be consistent among all Figures.

Comment 5: Comments on Figure 2,

a. Live Oak St. southbound through shows 63%, whereas Spruce Street southbound traffic shows 65%. Please clarify.

b. The Traffic Distribution at the Live Oak St/Alt US 19 does not add up at the adjacent intersections of Live Oak St/US 19 and Spruce St/US 19. Also there is 2% distribution in N-S Direction where are they leading to? Please confirm.

Response: The southbound volume was updated to include only 2% of traffic making the southbound right-turn movement at US 19 & Spruce Street.

As the comment requested, the project distribution was updated at Live Oak Street & Alternative US 19 to remove the northbound project traffic.

Response Comment: Responses accepted.

Comment 6: Comments on Figure 3,

a. Traffic volumes from Beckett Way/US 19 Intersection add up to 12 vehicles for SB direction. Figure 3 shows 13 vehicles. Please confirm.

b. Traffic volumes from Beckett Way/US 19 Intersection add up to 37 vehicles for NB direction. Figure 3 shows 38 vehicles. Please confirm.

c. See Traffic Distribution Percentages comments from Figure 2, which would affect Figure 3.

Response: The project traffic volumes have been updated. The volumes were generally rounded based upon the distribution percentage.

Response Comment: Responses accepted, all volumes seem to add up correctly.

Comment 7: Comments on Figure 4,

a. Traffic volumes from Beckett Way/US 19 Intersection add up to 37 vehicles for SB direction. Figure 4 shows 38 vehicles. Please confirm.

b. The traffic volumes do not add up the driveway volumes which is 70 vehicles. Please confirm.

c. Traffic volumes for SB approach at Live Oak St/US 19 Intersection show 45 vehicles for SB direction, whereas upstream it is 46 vehicles per Figure 4. Please confirm.

d. See previous comment on Traffic Distribution Figure. The traffic assignment on Figure 4, at the Live Oak St/Dodecanese Blvd does not add up at the adjacent intersections of Live Oak St/US 19 and Spruce St/US 19. Also there is traffic volumes along N-S Direction, where are they leading to? Please confirm.

e. Traffic volumes for SB approach at Live Oak St/US 19 Intersection show 44 vehicles for SB direction, whereas downstream at Spruce St., it is 45 vehicles per Figure 4. Please confirm.

f. Traffic volumes for SB approach at Spruce St/US 19 Intersection show 41 vehicles for SB direction, whereas downstream at E Tarpon Ave., it is 42 vehicles per Figure 4. Please confirm.

Response: The project traffic volumes have been updated. The volumes were generally rounded based upon the distribution percentage.

Response Comment: Responses accepted, all volumes seem to add up correctly.

Comment 8: Typical Comment - Determine if comments on Figures 2 through 4, would affect the traffic volumes shown in Figures 5 through 8, and Figures 10, 11.

Response: The project and total traffic volumes were updated based upon the comments.

Response Comment: Response accepted.

Comment 9: Typical Comment - Add link volumes on Figures 5 through 8 between all Study Intersections.

Response: The volumes are summarized in the table in the report for the roadway analysis section.

Roadway volumes exiting one study area intersection may not be equivalent to the entering intersection turning movement volumes at the next intersection due to driveway locations between study intersections or minor fluctuations in travel patterns between time periods. To evaluate the study roadway segment based upon typical roadway conditions, volumes for the study roadway segment were determined as the average of entering and exiting vehicles from adjacent street intersections during the a.m. and p.m. peak hours.

Response Comment: Response accepted.

Comment 10: Comments on Figure 10, 11-

a. For SB traffic at US 19/Live Oak St., traffic volumes adds up to 3720 at the intersection, whereas upstream volumes shows a lower number 3693. Please confirm why the discrepancy?

b. For NB traffic between US 19/Live Oak St., traffic volumes adds up to 1481 at the intersection, whereas downstream volumes shows a lower number 1417. Please confirm why the discrepancy?

Response: Traffic volumes fluctuate due to the driveway openings between the study area intersections. The median opening was estimated based upon the volumes collected at the intersection of US 19 & Live Oak Street.

Roadway volumes exiting one study area intersection may not be equivalent to the entering intersection turning movement volumes at the next intersection due to driveway locations between study intersections or minor fluctuations in travel patterns between time periods.

Response Comment: Responses accepted.

Comment 11: Page 22, Study Roadway Segments are anticipated to operate at LOS E. Would FDOT be okay with allowing the Applicant not to pay any impact fees for traffic added by the subject project and other future projects contributing to worsen the LOS to E? LOS D is the acceptable criteria. Please indicate in the narrative that FDOT would accept it for reasons described by Kimley Horn in last discussion with reviewer.

Response: The analysis will be reviewed by FDOT as part of the Driveway Permit Application process. FDOT is focused on operational and safety improvements. The applicant will coordinate with the FDOT as previously discussed with the City and the reviewer.

As stated in the City of Tarpon Springs Mobility Management section § 122.11.01, "In 2013, the Pinellas County Metropolitan Planning Organization approved the Pinellas County Mobility Plan Report. The intent of the Mobility Plan is to replace local transportation concurrency management programs with a system that provides local governments with the means to manage the traffic impacts of development projects without requiring developers to meet adopted level of service standards."

The updated analysis will be provided to FDOT for their review to receive approval for the FDOT Driveway Permit. The applicant does not propose to widen US 19 and it is our understanding that there are not any planned roadway widenings for the adjacent section of US 19. Instead, as stated in the City of Tarpon Springs Mobility Management section § 122.11.03, "Transportation management plans are required for development applications seeking to utilize transportation management strategies/improvements to address their development impacts."

Response Comment: There is still no discussion in the text that explains or describes the roadway segments that are forecasted to operate at LOS E or F. Some segments in Table 2 and Table 3 have Year 2022 Total Peak Hour Traffic Volumes that will exceed adopted LOS D Service Volumes and these should be noted in the study.

Comment 12: Tables 2 and 3, comments-

a. Based on comments made on Figure 2 (Project Traffic Distribution Percentages). Confirm if Project Traffic Assignment, Peak Hour values, Project % Service Volumes, etc. in Table 3 will change and update the table.

b. Last Column under Table, should be LOS D Capacity. It was shown correctly before in the last submittal. Please change it back to LOS D. Update the last column to say YES where applicable, on any roadway segments that exceeds LOS D Service Volumes, which is the acceptable LOS. LOS E and F are unacceptable.

Response: Acknowledged. There is no defined unacceptable LOS for the roadway segment based upon the City of Tarpon Springs code. The analysis will be discussed with FDOT as US 19 is under FDOT jurisdiction.

Response Comment: See 2nd Comment to response provided in comment 11. Roadway segment analysis should note which segments are forecasted to exceed LOS D threshold volumes provided in the table.

Comment 13: Page 25 comment, Tables 4 and 5 too –

a. Previous comment not implemented. In addition to V/C ratios, add LOS for each of movements and overall intersection LOS and corresponding delay in vehicles/second. Mention if LOS D thresholds can be met with any countermeasures to improve the operation of the movements/overall intersection. When would the improvements be needed and who will address operational improvements? Revise narrative under Intersection Analysis, and corresponding Table 4.

b. General Comment for Tables 4 and 5 - Confirm if any of the previous comments made on the Figures would change any of the V/C ratios listed. Also include LOS.

c. Previous comment not implemented. It was discussed during comment resolution meeting that the general public and council members do not understand what V/C ratio is. Previous comment "Include a LOS chart with LOS A thru F with corresponding delays so City staff and laymen can understand the operations. Also include the thresholds for V/C (volume/capacity) ratio (such as what is acceptable and what is failure), so it is easily understandable to City council and anyone reviewing this report."

Response: Additional language has been added to explain v/c ratio and acceptable thresholds. This comment was discussed with the City and reviewer previously. LOS was not included in the analysis as it is not a standard required to be upheld due to the Pinellas MPO Mobility Plan Report.

As stated in the City of Tarpon Springs Mobility Management section § 122.11.01, "In 2013, the Pinellas County Metropolitan Planning Organization approved the Pinellas County Mobility Plan Report. The intent of the Mobility Plan is to replace local transportation concurrency management programs with a system that provides local governments with the means to manage the traffic impacts of development projects without requiring developers to meet adopted level of service standards."

The updated analysis will be provided to FDOT for their review to receive approval for the FDOT Driveway Permit. The applicant does not propose to widen US 19 and it is our understanding that there are not any planned roadway widenings for the adjacent section of US 19. Instead, as stated in the City of Tarpon Springs Mobility Management section § 122.11.03, "Transportation management plans are required for development applications seeking to utilize transportation management strategies/improvements to address their development impacts."

Response Comment: Volume over capacity results give a small insight to how traffic operations will be impacted due to the development. The current tables provided do not clearly convey the impact to study intersections due to the future development traffic. Overall intersection delay (in seconds per vehicle) increases due to 2022 total traffic volumes when compared to 2022 background traffic volumes should be provided. Reviewer had to search appendices for this information which was time consuming.

Comment 14: Table 6 Comments –

a. Revise NBL to NB U Turn, and SBL to SB U Turn.

Response: Acknowledged. This has been updated in the report.

Response Comment: Response accepted.

Comment 15: Page 31 Comment-

a. The Parking Waiver requested by Applicant for Parking is 46 spaces. Work with City of Tarpon Springs on this waiver. This may encourage parking outside community when events occur in the clubhouse or any guests are having parties. Clarify where would overflow parking be accommodated?

Response: The applicant is working with the City on the waiver. There is sufficient parking provided on site to accommodate the residents and guests; the waiver is requested for the club house space as residents can park on site and then use the pedestrian paths to access the club house.

Response Comment: Response accepted.

Comment 16: Page 32, Multimodal Comment-

a. Since, this is a requirement for Applicant to make Multi-modal improvements. Can it be made contingent upon Applicant to provide Design Construction Plans to City/FDOT and applicant pay for Construction of the same concurrently with the proposed development. A more detailed review will be done by City's Consultant of the Design Plans.

Response: The applicant has detailed the multimodal improvements they are proposing in the report. The multi-modal improvements have been approved in concept by the City. Additional details will be provided with the final design plan (SDP).

Response Comment: Response accepted.

Comment 17: Page 35, Conclusion –

a. As part of the Conclusion, summarize all Recommendations of what the Applicant will provide?

Response: Acknowledged. This has been updated in the report.

Response Comment: Response accepted.

New Comment 18: Introduction - According to the City of Tarpon Springs Mobility Management section § 122.11.04 (C) this project is a tier 1 project generating between 51 and 300 new peak hour trips not a tier 2 project.

New Comment 19: Table 2 in the last column the header reads “Year 2022 Total PM Peak-Hour Traffic Volume” when it should read “Year 2022 Total AM Peak-Hour Traffic Volume”.

For any questions or concerns, please call Patricia at the City to coordinate a meeting if required with Consultant reviewer.

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION: (PER COMMITMENT / LATEST DEED OF RECORD)

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING APART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00° 09' 16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85° 42' 06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (US HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150–2548; THENCE RUN SOUTH 00° 02' 56" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN SOUTH 03° 40' 12" EAST FOR DISTANCE OF 308.34 FEET; THENCE RUN SOUTH 00° 02' 56" WEST FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN NORTH 77° 42' 54" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84–07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN NORTH 14° 38' 46" WEST ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA; THENCE RUN NORTH 85° 40' 26" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 431.33 FEET; THENCE RUN NORTH 00° 09' 16" WEST ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1044 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

EXCEPTIONS: (PER COMMITMENT)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. STANDARD EXCEPTIONS:
   A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   B. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
   C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
   D. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   E. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED, AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS.
   NOT SURVEY MATTERS

SPECIAL EXCEPTIONS:

3. TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER

4. ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LANDS DESCRIBED HEREIN.
NOT A SURVEY MATTER

5. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4508, PAGE 957, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
EASEMENT LIMITS BEING THE POWERLINE CORRIDOR RECORDED IN DEED BOOK 1123, PAGES 420 AND 421. THE GRAPHIC IN SAID EASEMENT SHOWS THE WATERLINE IN THE SOUTHWEST CORNER OF THE PROPERTY, BUT PROVIDES NO ADDITIONAL GEOMETRY FOR THE WATERLINE EASEMENT.

6. WATER SYSTEM UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 902, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
SHOWN HEREON

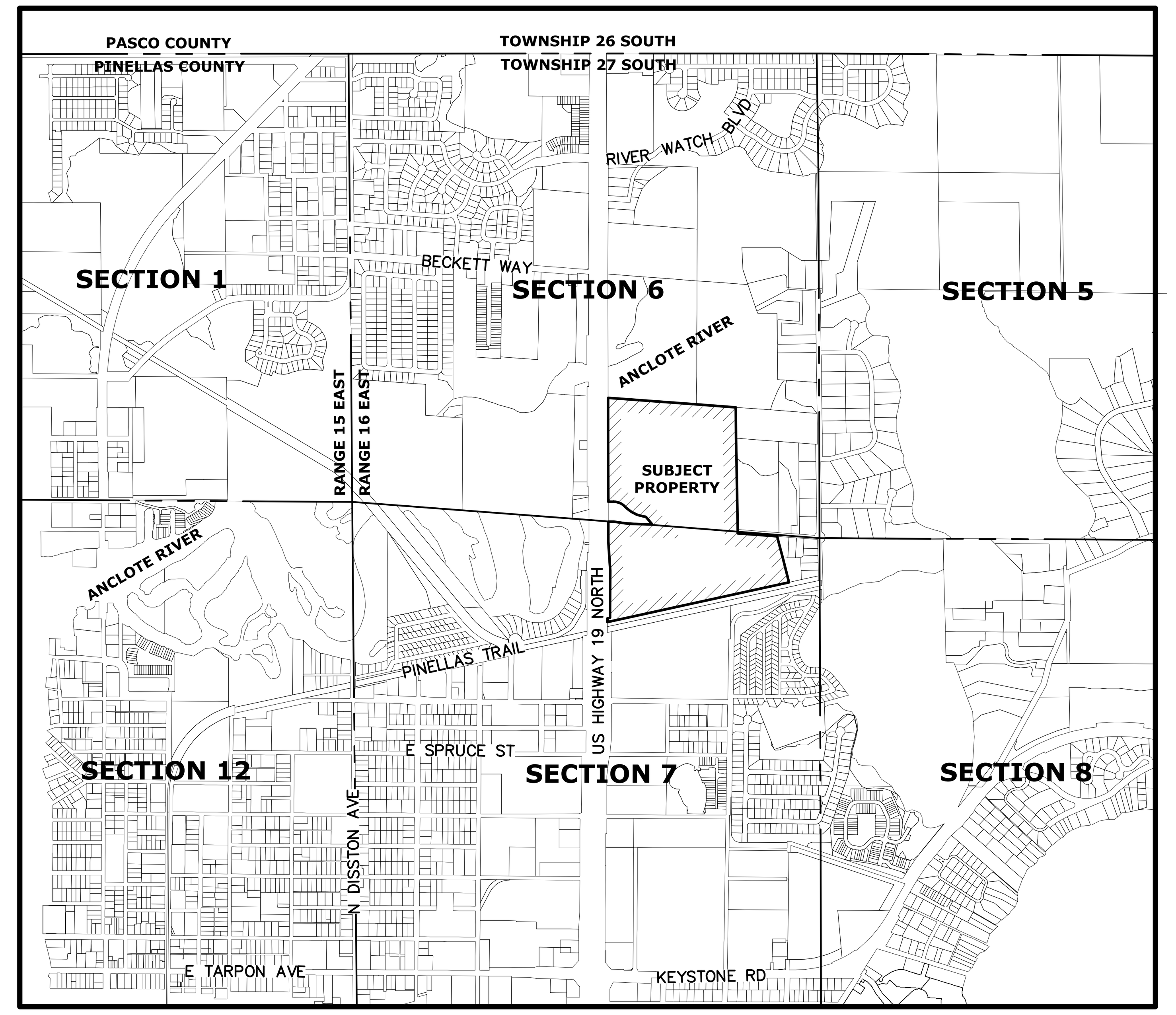
7. WATER SYSTEM UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4910, PAGE 502, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
SHOWN HEREON

8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA (TIIF) RECORDED IN DEED BOOK 982, PAGE 121, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
THE LANDS DESCRIBED THEREIN INCLUDE THE WEST 1/3 OF LOT 41 IN THE SOUTHEAST 1/4 OF SECTION 6, PROPERTY OF TAMPA & TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. OFFICIAL RECORDS BOOK 14121, PAGE 2490 RELEASES THE RIGHT OF ENTRY AND EXPLORATION FOR PHOSPHATE, MINERALS, METALS AND PETROLEUM.

9. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA (TIIF) RECORDED IN DEED BOOK 1016, PAGE 79, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
THE LANDS DESCRIBED THEREIN INCLUDE LOT 42 IN THE SOUTHEAST 1/4 OF SECTION 6, PROPERTY OF TAMPA & TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. OFFICIAL RECORDS BOOK 14121, PAGE 2490 RELEASES THE RIGHT OF ENTRY AND EXPLORATION FOR PHOSPHATE, MINERALS, METALS AND PETROLEUM.

10. FLORIDA POWER CORPORATION EASEMENT RECORDED IN DEED BOOK 1123, PAGE 421, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
SHOWN HEREON

11. FLORIDA POWER CORPORATION EASEMENT RECORDED IN DEED BOOK 1123, PAGE 420, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
SHOWN HEREON



LOCATION MAP
NOT TO SCALE

EXCEPTIONS: (CONTINUED)

12. FLORIDA POWER CORPORATION EASEMENT RECORDED IN DEED BOOK 1123, PAGE 422, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
SHOWN HEREON

13. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA (TIIF) RECORDED IN DEED BOOK 1213, PAGE 114, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
THE LANDS DESCRIBED THEREIN INCLUDE BLOCKS 90 AND 91 IN SECTION 7, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, AS RECORDED IN PLAT 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. OFFICIAL RECORDS BOOK 14121, PAGE 2490 RELEASES THE RIGHT OF ENTRY AND EXPLORATION FOR PHOSPHATE, MINERALS, METALS AND PETROLEUM.

14. ORDINANCE NO. 81–05 (ANNEXATION) RECORDED IN OFFICIAL RECORDS BOOK 5146, PAGE 775, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
THE LANDS DESCRIBED THEREIN INCLUDE LOTS 41 AND 42 IN THE SOUTHEAST 1/4 OF SECTION 6, PROPERTY OF TAMPA & TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ALL OF THE SUBJECT PROPERTY LYING IN SECTION 7, OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, AS RECORDED IN PLAT BOOK 4, PAGE 79 OF SAID PUBLIC RECORDS.

15. LAND IMPROVEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14231, PAGE 1379, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
THE LANDS DESCRIBED THEREIN INCLUDE ALL OF THE SUBJECT PROPERTY.

16. RESOLUTION 2005–06 APPROVING DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14323, PAGE 800, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
THE LANDS DESCRIBED THEREIN INCLUDE ALL OF THE SUBJECT PROPERTY.

17. EASEMENT AND RESTRICTIVE COVENANT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1048, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
THE LANDS DESCRIBED THEREIN INCLUDE ALL OF THE SUBJECT PROPERTY. THE EASEMENTS IN SAID AGREEMENT DO NOT CONTAIN ANY GEOMETRY OR LEGAL DESCRIPTION AND ARE GRAPHICALLY DEPICTED HEREON.

18. ENCROACHMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 15041, PAGE 665, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
THE LANDS DESCRIBED THEREIN INCLUDE THE FLORIDA POWER CORPORATION (NOW PROGRESS ENERGY) EASEMENTS LOCATED ALONG US HIGHWAY 19 (DEED BOOK 1123, PAGES 420, 421 AND 422).

19. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED, AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS.
NOT A SURVEY MATTER.

20. THE RIGHTS, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE BODY OF WATER ABUTTING THE SUBJECT PROPERTY AND THE NATURAL LINE OF VEGETATION, BLUFF, EXTREME HIGH WATER LINE OR OTHER APPARENT BOUNDARY LINE SEPARATING THE PUBLICLY USED AREA FROM THE UPLAND PRIVATE AREA.
NOT A SURVEY MATTER.

21. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS ARE HEREBY EXCEPTED.
NOT A SURVEY MATTER.

22. ROYALTY INTERESTS OF COASTAL PETROLEUM COMPANY, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO AGREEMENTS WITH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA AS TO THAT PORTION OF THE LAND LYING BENEATH THE WATERS OF THE ANCLOTE RIVER OR OTHER ADJACENT WATERS, WHICH INTERESTS DO NOT INCLUDE RIGHT OF SURFACE OR SUBSURFACE ENTRY OR RIGHTS TO MINE, DRILL OR OTHERWISE OBTAIN ACCESS TO MINERALS BENEATH THE SURFACE OF THE LAND.
NOT A SURVEY MATTER.

23. RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES.
NOT A SURVEY MATTER.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 18000220606, DATED NOVEMBER 19, 2018 AT 8:00 AM.

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS–OF–WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

5. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

6. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED. ALL SWFWMD WETLAND LINES SHOWN HEREON ARE ACCORDING TO THE SURVEY REFERENCED IN SURCVEYOR'S NOTE 15.A

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ADJOINING PROPERTY OWNERS IF SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY. SAID PROPERTY APPRAISER SHOWS THE SUBJECT PROPERTY ADDRESS OF 42501 US HIGHWAY 19 N, TARPON SPRINGS, FL 34689.

9. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.

10. STATE PLANE COORDINATES (FLORIDA WEST ZONE) WERE DERIVED BY REAL–TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "PCDSM GPS 53" (PID = DF5829), NAD 83(2011) AND "PCDSM GPS 54" (PID = DF5830), NAD 83(2011).

11. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, (FLORIDA WEST ZONE), NAD 83(2011) AND WERE DERIVED FROM CONVENTIONAL METHODS AND REAL–TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. AS AMEANS OF REFERENCE THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 85°37'45" WEST, AS SHOWN HEREON.

12. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENT UTILIZED IS DESIGNATED AS "A 759" (PID = DO5319), HAVING A PUBLISHED ELEVATION OF 7.76 FEET, AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY. SEE DRAWING FOR ON–SITE TEMPORARY BENCHMARKS (TBM'S).

13. MULTIPLE DIRT TRAILS CONNECTING THE SUBJECT PROPERTY TO ADJOINING ROADS / RIGHTS–OF–WAY EXIST ON THE PROPERTY. THESE INTERIOR PRIVATE TRAILS ARE NOT SHOWN HEREON.

14. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

15. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING:
   A) A SPECIFIC PURPOSE SURVEY PREPARED BY FLORIDA LAND DESIGN AND PERMITTING, INC., TITLED "ANCLOTE HARBOR", PROJECT ID 1046, DATED 8/14/2020.
   B) A TIDAL WATER SURVEY PROCEDURAL APPROVAL FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED 6/30/2020 FOR 42501 US HIGHWAY 19 NORTH – TARPON SPRINGS. SAID PROCEDURAL APPROVAL ESTABLISHES THE MEAN HIGH WATER ELEVATION FOR ANCLOTE RIVER ADJACENT TO THE SITE AS BEING ELEVATION 0.62–FEET (NAVD 88).
   C) THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS, HILLSBOROUGH COUNTY, FLORIDA (OF WHICH PINELLAS WAS FORMERLY A PART) AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. NOTE THAT SAID PLAT DOES NOT CONTAIN ANY GEOMETRY. THE DEED OF RECORD, AND SCALED INTERPRETATION, WAS UTILIZED TO SHOW THE UNDERLYING LOT GEOMETRY.
   D) A DETERMINATION OF STATE OWNERSHIP OF SOVEREIGN SUBMERGED LANDS LYING BELOW THE MEAN HIGH WATER LINE, AS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN A MEMO DATED JULY 29, 2020 RE: 42501 US HIGHWAY 19 N.

16. THE MEAN HIGH WATER LINE OF THE SOUTH SIDE OF THE ANCLOTE RIVER IS LOCATED AND SHOWN HEREON AND WAS ESTABLISHED IN THE FIELD BY FLORIDA LAND DESIGN AND PERMITTING BETWEEN 7/31/2020 AND 8/10/2020 BY LOCATING THE APPROVED MEAN HIGH WATER ELEVATION OF 0.62–FEET (NAVD 88) (SEE SURVEYOR'S NOTE 15.B) AT THE INTERVALS SHOWN HEREON. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES. THIS MHWL IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

17. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (UNSHADED), FLOOD ZONE "X" (SHADED) AND FLOOD ZONE "AE" (BASE FLOOD ELEVATION 9) PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12103C0036G, MAP EFFECTIVE DATE SEPTEMBER 3, 2003. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

18. LAST DATE OF FIELD SURVEY: 8/13/2020

SURVEYOR'S CERTIFICATE:

TO MORGAN GROUP DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY; STEWART TITLE GUARANTY COMPANY; AND GREENSPOON MARDER LLP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, 14, 16 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/13/2020.

DATE OF PLAT OR MAP: 8/14/2020

FLORIDA LAND DESIGN & PERMITTING, INC.
CERTIFICATE OF AUTHORIZATION LB8342

JOSEPH E. BECKMAN, PSM
STATE OF FLORIDA LS7204

REVISIONS | NO | DATE

Florida Land Design & Permitting
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TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
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E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

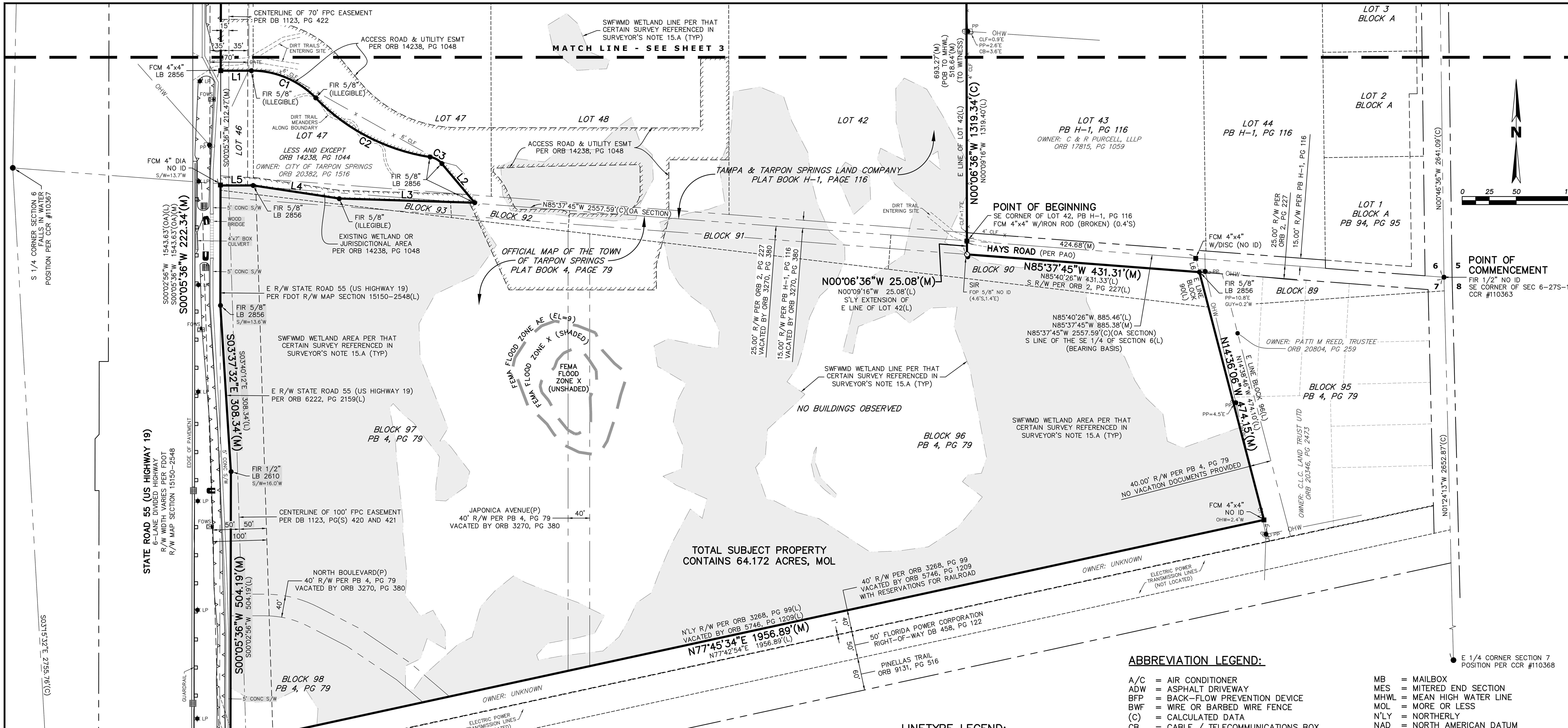
PREPARED FOR: MORGAN GROUP DEVELOPMENT, LLC
3000 RICHMOND AVENUE
HOUSTON, TEXAS 77098

PROJECT NAME: ANCLOTE HARBOR

SHEET NAME: ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY

PROJECT ID	1046
PROJECT NO	2020-1046
FIELD BOOK(S) 0008/0009	SCALE 1" = 100'
DRAWN JEB	QC JEB
DATE	8/14/2020
SHEET	1 OF 3

Aug 14, 2020 @ 1:14pm P:\1046\Survey\Dwg\Boundary\1046_Anclote-Boundary.dwg – jbeckman



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1(M)	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C1(D)	166.00'	45°49'15"	132.75'		
C2(M)	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C2(D)	374.00'	37°10'51"	242.70'		
C3(M)	35.00'	41°11'38"	25.16'	S60°40'10"E	24.63'
C3(D)	35.00'	41°11'38"	25.16'		

LINE TABLE		
LINE	BEARING	LENGTH
L1(M)	S89°54'24"E	56.74'
L1(D)	S89°57'04"E	56.74'
L2(M)	S40°04'21"E	94.70'
L2(D)	S40°07'01"E	94.70'
L3(M)	N88°11'44"W	250.89'
L3(D)	N88°14'24"W	250.89'
L4(M)	N81°23'26"W	161.05'
L4(D)	N81°26'06"W	161.05'
L5(M)	N89°53'58"W	60.33'
L5(D)	N89°56'38"W	60.33'
L6(M)	N14°36'06"W	26.44'

DOCUMENT LEGEND:

(C) = CALCULATED DATA
(L) = LEGAL DESCRIPTION DATA
(D) = ORB 14238, PG 1044 DATA
(FDOT) = FDOT R/W MAP DATA
(M) = MEASURED DATA

LINETYPE LEGEND:

= BOUNDARY
TOS = TOE OF SLOPE
TOB = TOP OF BANK
= RIGHT-OF-WAY
= CENTERLINE
99.0' = BUILDING TIE

SYMBOL LEGEND:

SV SCO SWS SPM = SANITARY SEWER MANHOLE, PIPE, VALVE, CLEANOUT, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
CV BT CWS CPM = TELECOMMUNICATIONS MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
FOV FO BFO FOWS FOPM = FIBER OPTIC VAULT, LINE, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
GV GAS GM GWS GPM = GAS MANHOLE, LINE, VALVE, METER, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
WV ARV WM FH FDC BO WWS WPM = WATER MANHOLE, LINE, VALVE, AIR RELEASE VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
RV RARV RM R RFH RFDC RBO RWS RPM = RECLAIMED WATER MANHOLE, LINE, VALVE, AIR RELEASE VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
EV BE EWS EPM = ELECTRIC MANHOLE, LINE, TRANSFORMER, VAULT, OUTLET, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
PP OHW EM PLP UP = GUY ANCHOR, POWER POLE, PANEL, OVERHEAD WIRE, METER, POWER POLE WITH LIGHT, UTILITY POLE AND GUY POLE
UV UGC UWS UPM = UNKNOWN UTILITY MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
DCO = STORM SEWER MANHOLE, PIPE, GRATE INLET & CLEANOUT
= SIGN
= MONITOR WELL

ABBREVIATION LEGEND:

A/C = AIR CONDITIONER
ADW = ASPHALT DRIVEWAY
BFP = BACK-FLOW PREVENTION DEVICE
BWF = WIRE OR BARBED WIRE FENCE
(C) = CALCULATED DATA
CB = CABLE / TELECOMMUNICATIONS BOX
CCR = CERTIFIED CORNER RECORD
CDW = CONCRETE DRIVEWAY
CMP = CORRUGATED METAL PIPE
CO = CLEANOUT
CONC = CONCRETE
CPP = CORRUGATED PLASTIC PIPE
DB = DEED BOOK
DIA = DIAMETER
DMH = DRAINAGE MANHOLE
EB = ELECTRIC BOX
ELEC = ELECTRIC
EOW = EDGE OF WATER
EPM = ELECTRIC PAINT MARK
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT = EASEMENT
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FCM = FOUND CONCRETE MONUMENT (AS NOTED)
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD (AS NOTED)
FND = FOUND NAIL AND DISK (AS NOTED)
FNL = FOUND NAIL
FOB = FIBER OPTIC BOX
FOP = FOUND OPEN PIPE
FOV = FIBER OPTIC VAULT
FPC = FLORIDA POWER CORPORATION
FPP = FOUND PINCHED PIPE
FXC = FOUND X-CUT
GI = GRATE INLET
GPM = GAS PAINT MARK
GUY = GUY ANCHOR
GV = GAS VALVE
IE = INVERT ELEVATION
IHH = IRRIGATION HAND HOLE
IV = IRRIGATION VALVE
(L) = LEGAL DESCRIPTION DATA
LP = LIGHT POLE
(M) = MEASURED DATA
MAS = MASONRY
MB = MAILBOX
MES = MITERED END SECTION
MHWL = MEAN HIGH WATER LINE
MOL = MORE OR LESS
N'LY = NORTHERLY
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NP = NORMAL POOL ELEVATION
OA = OVERALL
OHW = OVERHEAD WIRE
ORB = OFFICIAL RECORDS BOOK
PAO = PROPERTY APPRAISER OFFICE
PB = PLAT BOOK
PG(S) = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POL = POINT ON LINE
PP = POWER POLE
PVC = POLYVINYLCHLORIDE PIPE
PVCF = PVC FENCE
RCP = REINFORCED CONC PIPE
R/W = RIGHT-OF-WAY
SCM = SET 4"x4" CONCRETE MONUMENT PRM LB 8342
SEC = SECTION, TOWNSHIP AND RANGE
SIR = SET IRON ROD 1/2" LB 8342
S'LY = SOUTHERLY
SMH = SANITARY MANHOLE
SND = SET NAIL AND DISK LB 8342
SPM = SANITARY PAINT MARK
S/W = SIDEWALK
SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
WDF = WOOD FENCE
WM = WATER METER
WPM = WATER PAINT MARK
WV = WATER VALVE
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
TSV = TRAFFIC SIGNAL VAULT
TYP = TYPICAL
DIP = DUCTILE IRON PIPE
UP = UTILITY POLE

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PREPARED FOR
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HOUSTON, TEXAS 77098

PROJECT NAME
ANCLOTE HARBOR

SHEET NAME
ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY AND TIDAL WATER SURVEY

PROJECT ID	1046
PROJECT NO	2020-1046
FIELD BOOK(S)	0008/0009
SCALE	1" = 100'
DRAWN	JEB
QC	JEB
DATE	8/14/2020
SHEET	2 OF 3

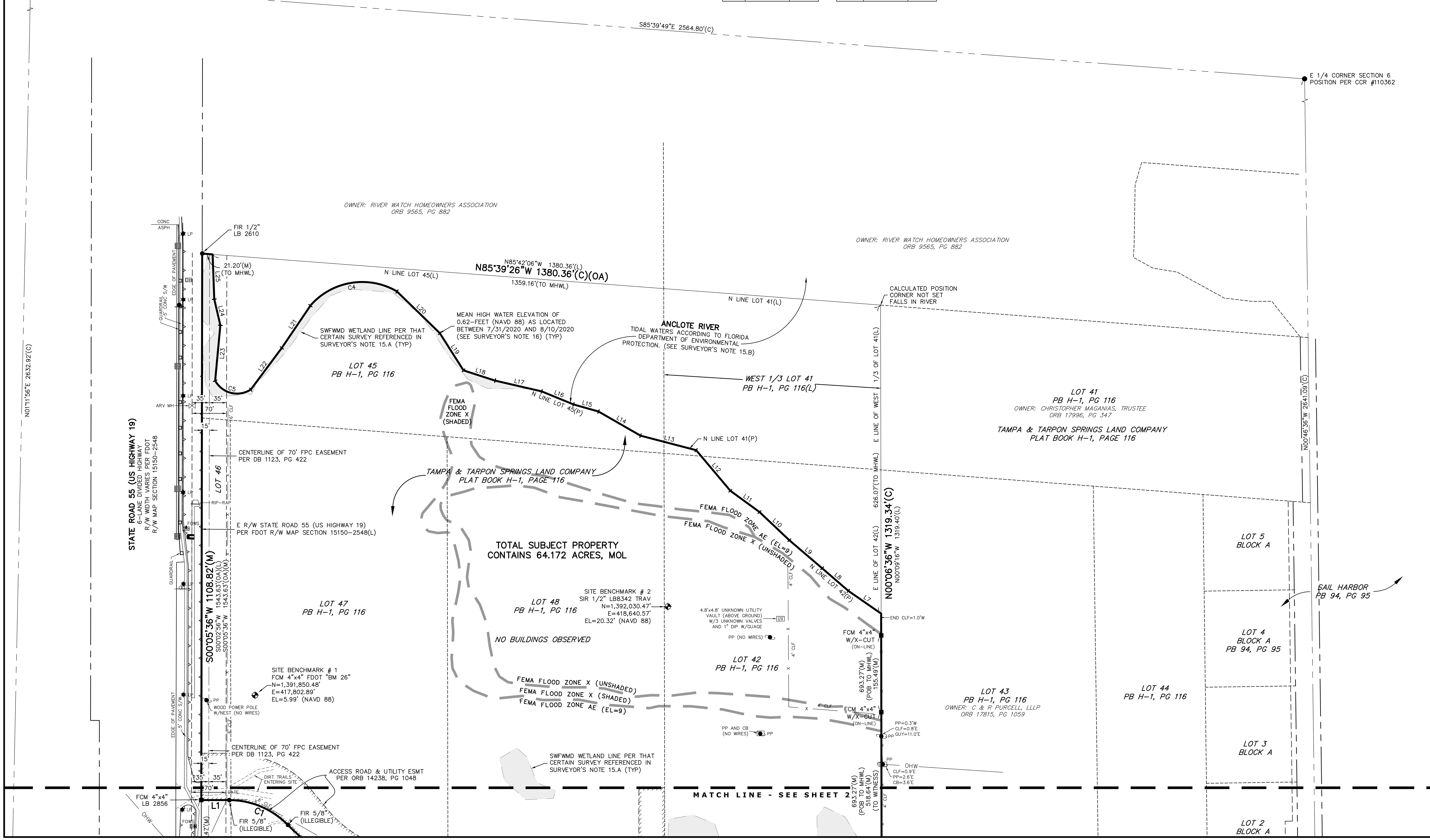
REVISIONS
NO | DATE

LINE TABLE		
LINE	BEARING	LENGTH
L1(M)	S89°54'24"E	56.74'
L1(D)	S89°57'04"E	56.74'
L2(M)	S40°04'21"E	94.70'
L2(D)	S40°07'01"E	94.70'
L3(M)	N88°11'44"W	250.89'
L3(D)	N88°14'24"W	250.89'
L4(M)	N81°23'26"W	161.05'
L4(D)	N81°26'06"W	161.05'
L5(M)	N89°53'58"W	60.33'
L5(D)	N89°56'38"W	60.33'
L6(M)	N14°36'06"W	26.44'

LINE TABLE		
LINE	BEARING	LENGTH
L7(M)	N55°15'54"W	81.07'
L8(M)	N49°09'12"W	70.29'
L9(M)	N49°33'06"W	87.55'
L10(M)	N46°37'30"W	83.26'
L11(M)	N53°51'17"W	73.13'
L12(M)	N40°06'30"W	107.74'
L13(M)	N75°24'02"W	116.68'
L14(M)	N60°04'55"W	98.25'
L15(M)	N74°06'18"W	52.70'
L16(M)	N67°42'49"W	69.88'
L17(M)	N76°59'52"W	96.99'

LINE TABLE		
LINE	BEARING	LENGTH
L18(M)	N72°04'26"W	67.37'
L19(M)	N32°28'34"W	89.58'
L20(M)	N45°47'52"W	121.08'
L21(M)	S34°03'42"W	103.64'
L22(M)	S36°44'10"W	105.49'
L23(M)	N05°23'04"E	113.14'
L24(M)	N13°07'10"W	54.36'
L25(M)	N02°08'07"W	90.94'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1(M)	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C1(D)	166.00'	45°49'15"	132.75'		
C2(M)	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C2(D)	374.00'	37°10'51"	242.70'		
C3(M)	35.00'	41°11'38"	25.16'	S60°40'10"E	24.63'
C3(D)	35.00'	41°11'38"	25.16'		
C4(M)	139.33'	79°25'41"	193.14'	S80°45'10"W	178.05'
C5(M)	50.77'	94°08'00"	83.42'	N76°00'32"W	74.35'



N
0 25 50 100
FOP 1" NO ID
CENTER OF SECTION 6
CCR #110365
S85°39'49"E 2564.80'(C)
E 1/4 CORNER SECTION 6
POSITION PER CCR #110362
N01°11'56"E 2632.92'(C)
N00°46'36"W 2641.09'(C)
OWNER: RIVER WATCH HOMEOWNERS ASSOCIATION
ORB 9565, PG 882
FIR 1/2"
LB 2610
21.20'(M)
(TO MHWL)
N LINE LOT 45(L)
N85°42'06"W 1380.36'(L)
N85°39'26"W 1380.36'(C)(OA)
1359.16'(TO MHWL)
N LINE LOT 41(L)
CALCULATED POSITION
CORNER NOT SET
FALLS IN RIVER
MEAN HIGH WATER ELEVATION OF
0.62-FEET (NAVD 88) AS LOCATED
BETWEEN 7/31/2020 AND 8/10/2020
(SEE SURVEYOR'S NOTE 16) (TYP)
SWFWMD WETLAND LINE PER THAT
CERTAIN SURVEY REFERENCED IN
SURVEYOR'S NOTE 15.A (TYP)
ANCLOTE RIVER
TIDAL WATERS ACCORDING TO FLORIDA
DEPARTMENT OF ENVIRONMENTAL
PROTECTION. (SEE SURVEYOR'S NOTE 15.B)
LOT 45
PB H-1, PG 116
WEST 1/3 LOT 41
PB H-1, PG 116(L)
E LINE OF WEST 1/3 OF LOT 41(L)
LOT 41
PB H-1, PG 116
OWNER: CHRISTOPHER MAGANIAS, TRUSTEE
ORB 17996, PG 347
TAMPA & TARPON SPRINGS LAND COMPANY
PLAT BOOK H-1, PAGE 116
N LINE LOT 45(P)
N LINE LOT 41(P)
FEMA
FLOOD
ZONE X
(SHADED)
STATE ROAD 55 (US HIGHWAY 19)
6-LANE DIVIDED HIGHWAY
R/W WIDTH VARIES PER FDOT
R/W MAP SECTION 15150-2548
CONC
ASPH
EDGE OF PAVEMENT
GUARDRAIL
5' CONC S/W
ARV MH
35' 35'
70'
15'
6' CLF
CENTERLINE OF 70' FPC EASEMENT
PER DB 1123, PG 422
LOT 46
RIP-RAP
FOWS
E R/W STATE ROAD 55 (US HIGHWAY 19)
PER FDOT R/W MAP SECTION 15150-2548(L)
TOTAL SUBJECT PROPERTY
CONTAINS 64.172 ACRES, MOL
FEMA FLOOD ZONE AE (EL=9)
FEMA FLOOD ZONE X (UNSHADED)
N LINE LOT 42(P)
626.07'(TO MHWL)
E LINE OF LOT 42(L)
N00°06'36"W 1319.34'(C)
N00°09'16"W 1319.40'(L)
S00°05'36"W 1108.82'(M)
S00°02'56"W 1543.63'(OA)(L)
S00°05'36"W 1543.63'(OA)(M)
LOT 47
PB H-1, PG 116
LOT 48
PB H-1, PG 116
SITE BENCHMARK # 2
SIR 1/2" LB8342 TRAV
N=1,392,030.47'
E=418,640.57'
EL=20.32' (NAVD 88)
4.8'x4.8' UNKNOWN UTILITY
VAULT (ABOVE GROUND)
W/3 UNKNOWN VALVES
AND 1" DIP W/GUAGE
END CLF=1.0'W
NO BUILDINGS OBSERVED
PP (NO WIRES)
FCM 4"x4"
W/X-CUT
(ON-LINE)
LOT 42
PB H-1, PG 116
4' CLF
693.27'(M)
(POB TO MHWL)
155.49'(M)
SITE BENCHMARK # 1
FCM 4"x4" FDOT "BM 26"
N=1,391,850.48'
E=417,802.89'
EL=5.99' (NAVD 88)
WOOD POWER POLE
W/NEST (NO WIRES)
FEMA FLOOD ZONE X (UNSHADED)
FEMA FLOOD ZONE X (SHADED)
FEMA FLOOD ZONE AE (EL=9)
LOT 43
PB H-1, PG 116
OWNER: C & R PURCELL, LLLP
ORB 17815, PG 1059
LOT 44
PB H-1, PG 116
LOT 5
BLOCK A
LOT 4
BLOCK A
PB 94, PG 95
SAIL HARBOR
PB 94, PG 95
LOT 3
BLOCK A
LOT 2
BLOCK A
PP=0.3'W
CLF=0.8'E
GUY=11.0'E
PP AND CB
(NO WIRES)
OHW
CLF=0.9'E
PP=2.6'E
CB=3.6'E
CENTERLINE OF 70' FPC EASEMENT
PER DB 1123, PG 422
SWFWMD WETLAND LINE PER THAT
CERTAIN SURVEY REFERENCED IN
SURVEYOR'S NOTE 15.A (TYP)
ACCESS ROAD & UTILITY ESMT
PER ORB 14238, PG 1048
DIRT TRAILS
ENTERING SITE
GATE
MATCH LINE - SEE SHEET 2
693.27'(M)
(POB TO MHWL)
518.64'(M)
(TO WITNESS)
FCM 4"x4"
LB 2856
L1
C1
FIR 5/8"
(ILLEGIBLE)
FIR 5/8"
(ILLEGIBLE)
OHW

REVISIONS

NO	DATE	

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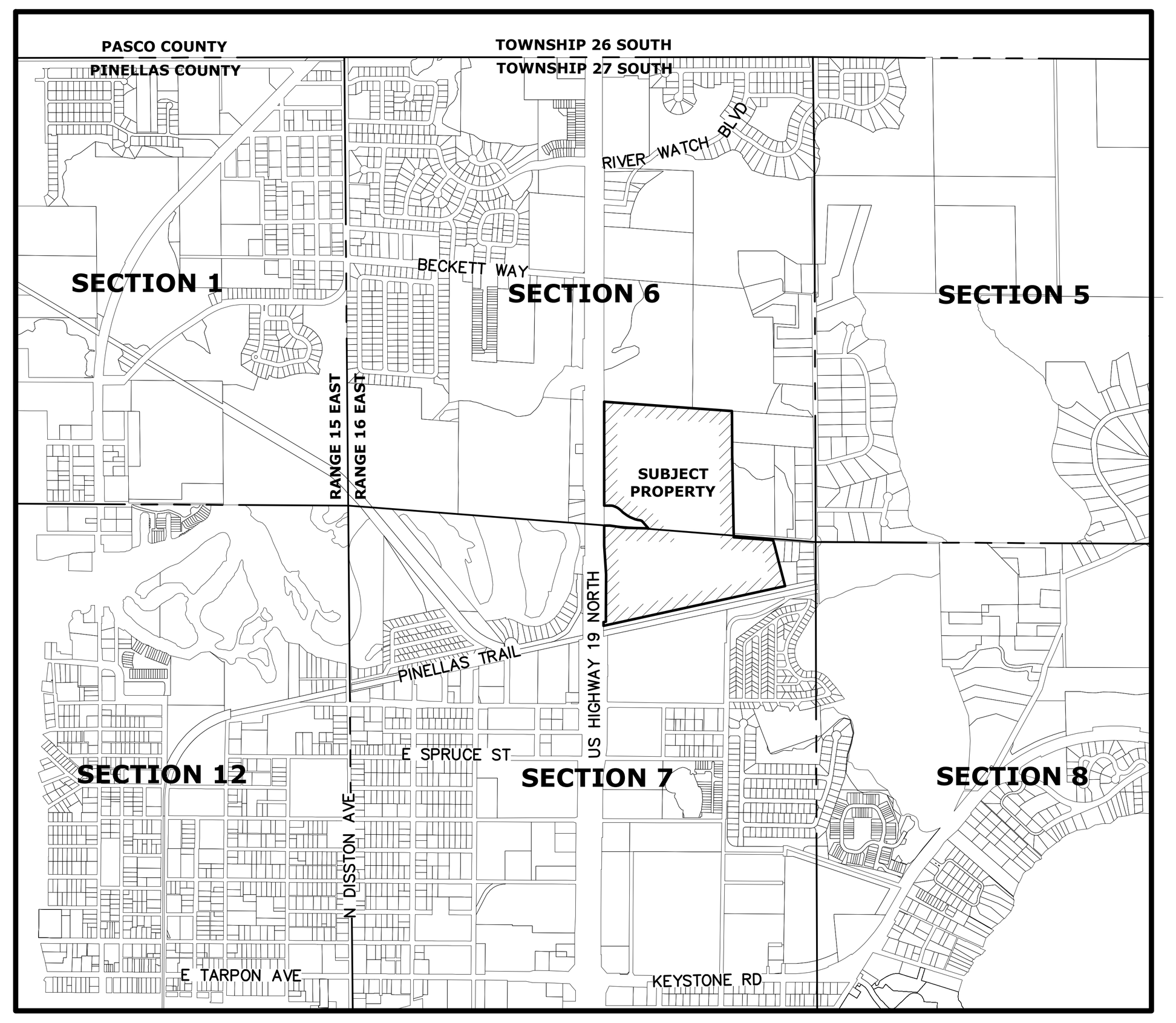
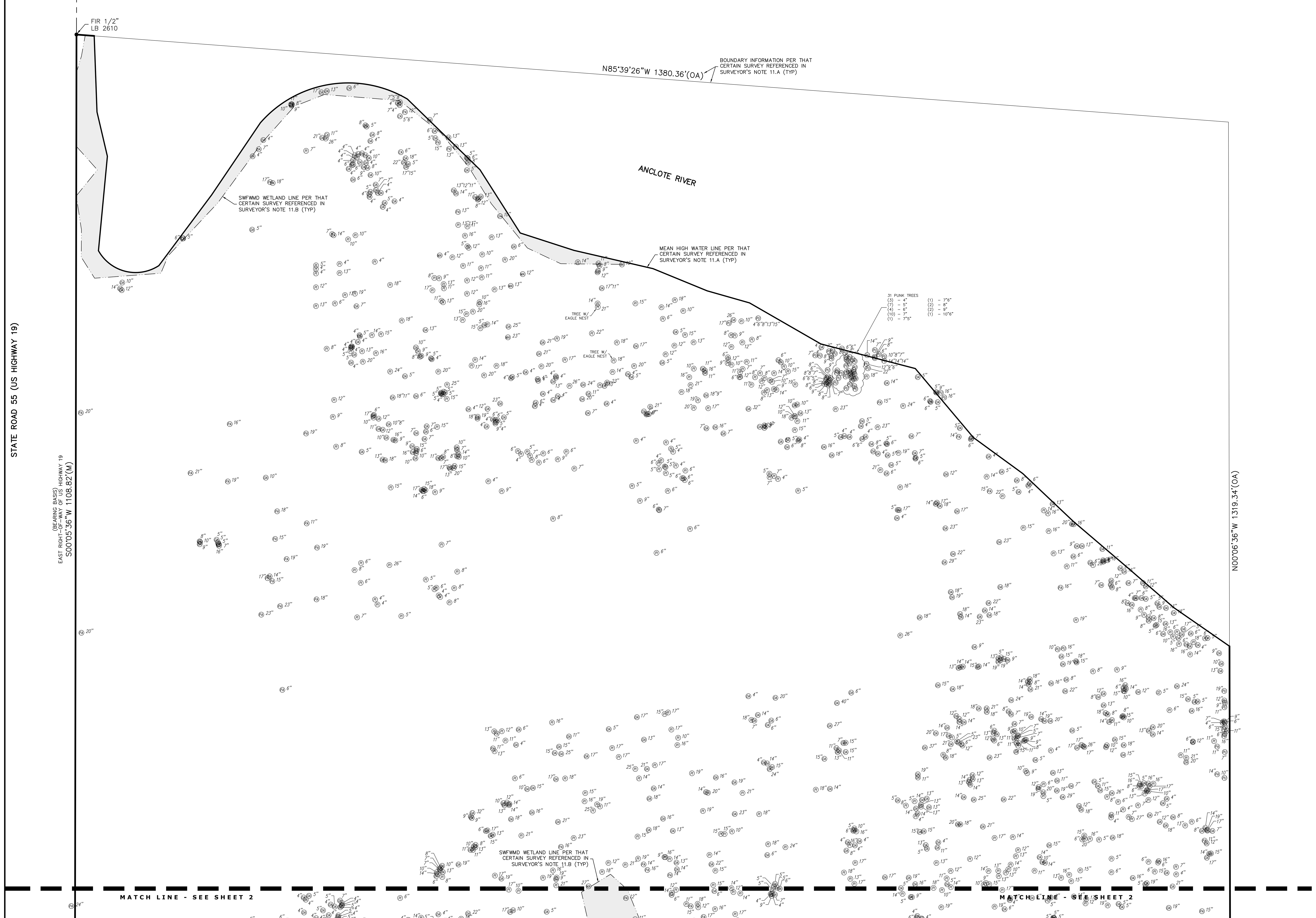
Aug 14, 2020 @ 1:14pm P:\1046\SurveyData\Boundary\1046_Anclote-Boundary.dwg -- jbeckman

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE



TREE LEGEND:

- (AP) = Australian Pine
- (BA) = Bay
- (BB) = Bottle Brush
- (BI) = Birch
- (CA) = Camphor
- (CB) = Chinaberry
- (CE) = Cedar
- (CI) = Citrus
- (CL) = Cherry Laurel
- (CY) = Cypress
- (DE) = Dead
- (EA) = Ear
- (EL) = Elm
- (EU) = Eucalyptus
- (GM) = Gum
- (HI) = Hickory
- (HO) = Holly
- (JA) = Jacaranda
- (MA) = Maple
- (MG) = Magnolia
- (MU) = Mulberry
- (MY) = Myrtle
- (OA) = Oak
- (OT) = Other (type)
- (PI) = Pine
- (PA) = Palm
- (PE) = Pecan
- (PU) = Punk
- (SY) = Sycamore
- (TA) = Tallow
- (UN) = Unknown
- (WI) = Willow

(WI) XX"= Size DBH in Inches

ABBREVIATION LEGEND:

A/C = AIR CONDITIONER
ADW = ASPHALT DRIVEWAY
BFP = BACK–FLOW PREVENTION DEVICE
BWF = WIRE OR BARBED WIRE FENCE
(C) = CALCULATED DATA
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CDW = CONCRETE DRIVEWAY
CMP = CORRUGATED METAL PIPE
CO = CLEANOUT
CONC = CONCRETE
CPB = CONDO PLAT BOOK
CPP = CORRUGATED PLASTIC PIPE
CSW = CONCRETE SIDEALK
C/C = COVERED CONC
DB = DEED BOOK
DBH = DIAMETER BREAST HEIGHT
DMH = DRAINAGE MANHOLE
EB = ELECTRIC BOX
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ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
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FH = FIRE HYDRANT
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FND = FOUND NAIL AND DISK (AS NOTED)
FNL = FOUND NAIL
FOB = FIBER OPTIC BOX
FOP = FOUND OPEN PIPE
FOV = FIBER OPTIC VAULT
FPC = FLORIDA POWER CORPORATION
FPP = FOUND PINCHED PIPE
FXC = FOUND X–CUT
GI = GRATE INLET
GPM = GAS PAINT MARK
GUY = GUY ANCHOR
GV = GAS VALVE
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PAO = PROPERTY APPRAISER OFFICE
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PED = PEDESTRIAN CROSSWALK SIGNAL
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THH = TRAFFIC HAND HOLE
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
TSV = TRAFFIC SIGNAL VAULT
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
UP = UTILITY POLE

LEGAL DESCRIPTION: (PER SURVEY REFERENCED IN SURVEYOR'S NOTE 11.A)

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING APART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00° 09' 16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85° 42' 06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (US HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150–2548; THENCE RUN SOUTH 00° 02' 56" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN SOUTH 03° 40' 12" EAST FOR DISTANCE OF 308.34 FEET; THENCE RUN SOUTH 00° 02' 56" WEST FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN NORTH 77° 42' 54" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84–07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN NORTH 14° 38' 46" WEST ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA; THENCE RUN NORTH 85° 40' 26" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE DISTANCE OF 431.33 FEET; THENCE RUN NORTH 00° 09' 16" WEST ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H–1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1044 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: TREE SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

3. THIS IS NOT A BOUNDARY SURVEY. EASEMENTS OR RESTRICTIONS OF RECORD NOT SHOWN HEREON MAY EXIST.

4. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

5. TREES 4–INCH DIAMETER BREAST HEIGHT (DBH) AND UP WITHIN THE PROPOSED DEVELOPMENT AREA HAVE BEEN LOCATED AND ARE SHOWN HEREON.

6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.

8. STATE PLANE COORDINATES (FLORIDA WEST ZONE) WERE DERIVED BY REAL–TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "PCDSM GPS 53" (PID = DF5829), NAD 83(2011) AND "PCDSM GPS 54" (PID = DF5830), NAD 83(2011).

9. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, (FLORIDA WEST ZONE), NAD 83(2011) AND WERE DERIVED FROM CONVENTIONAL METHODS AND REAL–TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. AS A MEANS OF REFERENCE THE EAST RIGHT–OF–WAY OF US HIGHWAY 19, BEING SOUTH 00°05'36" WEST, AS SHOWN HEREON.

10. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

11. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING:
    A) AN ALTA/NSPS LAND TITLE, BOUNDARY AND TIDAL WATER SURVEY PREPARED BY FLORIDA LAND DESIGN AND PERMITTING, INC., TITLED "ANCLOTE HARBOR", PROJECT ID 1046, DATED 8/14/2020. ALL BOUNDARY INFORMATION SHOWN HEREON IS ACCORDING TO SAID SURVEY.
    B) A SPECIFIC PURPOSE SURVEY PREPARED BY FLORIDA LAND DESCING AND PERMITTING, INC., TITLED "ANCLOTE HARBOR", PROJECT ID 1046, DATED 8/14/2020. ALL SWFWMD WETLAND LINES SHOWN HEREON ARE ACCORDING TO SAID SURVEY.

12. LAST DATE OF FIELD SURVEY: 8/13/2020

FLORIDA LAND DESIGN & PERMITTING, INC.
CERTIFICATE OF AUTHORIZATION LB8342

JOSEPH E. BECKMAN, PSM
STATE OF FLORIDA LS7204

Florida Land Design & Permitting
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

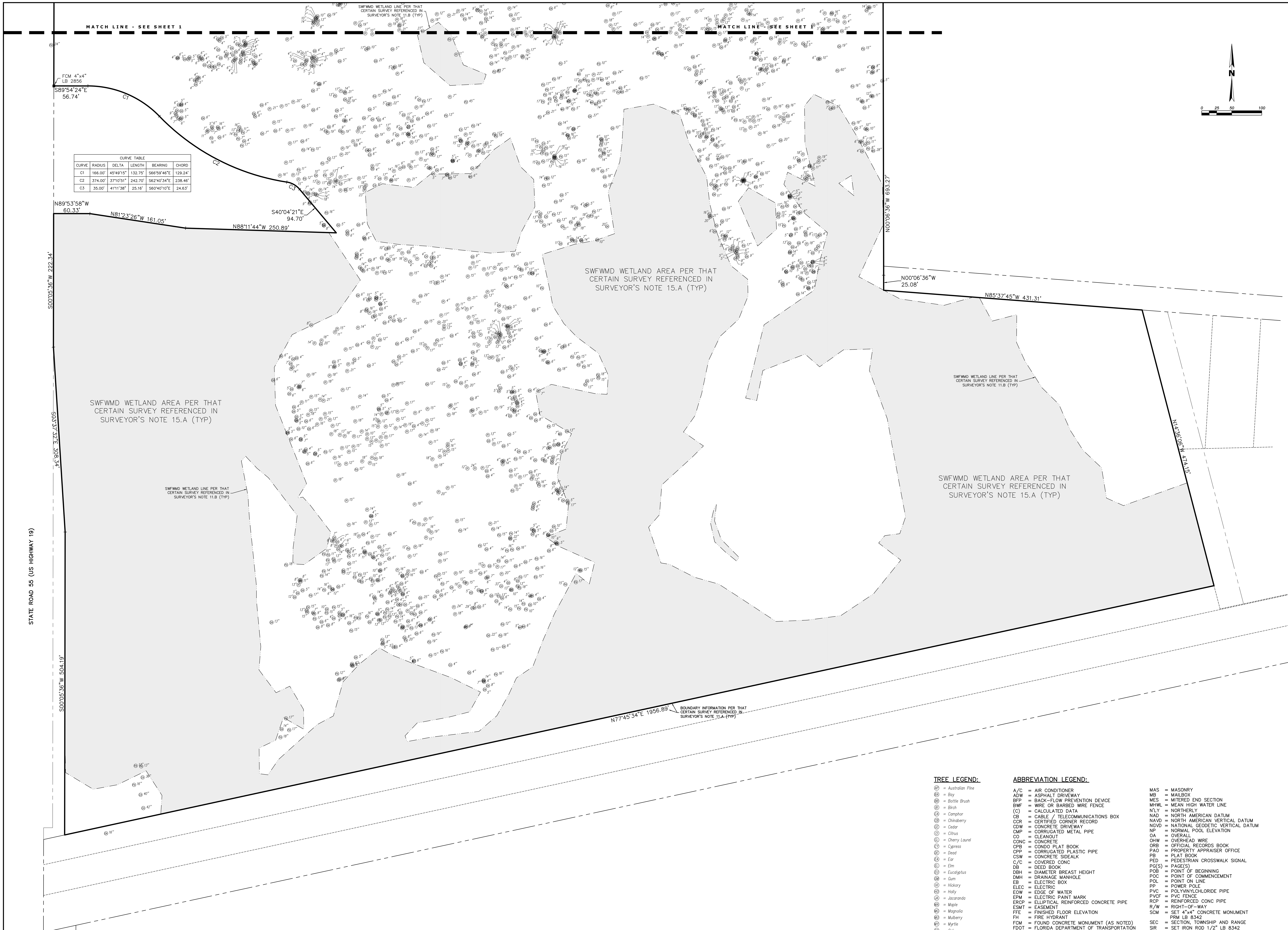
PREPARED FOR: MORGAN GROUP DEVELOPMENT, LLC
3000 RICHMOND AVENUE
HOUSTON, TEXAS 77098

PROJECT NAME: ANCLOTE HARBOR

SHEET NAME: TREE SURVEY

PROJECT ID	1046
PROJECT NO	2020-1046
FIELD BOOK(S)	0008/0009
SCALE	1" = 50'
DRAWN	JEB
QC	JEB
DATE	8/14/2020
SHEET	1 OF 2

Aug 14, 2020 @ 1:19pm P: \1046\SurveyData\Topo\1046_Anclote-Trees.dwg – jbeckman



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C2	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C3	35.00'	41°11'38"	25.16'	S60°40'10"E	24.63'

TREE LEGEND:

- (AP) = Australian Pine
- (BA) = Bay
- (BB) = Bottle Brush
- (BI) = Birch
- (CA) = Camphor
- (CB) = Chinaberry
- (CE) = Cedar
- (CI) = Citrus
- (CL) = Cherry Laurel
- (CY) = Cypress
- (DE) = Dead
- (EA) = Ear
- (EL) = Elm
- (EU) = Eucalyptus
- (GM) = Gum
- (HI) = Hickory
- (HO) = Holly
- (JA) = Jacaranda
- (MA) = Maple
- (MG) = Magnolia
- (MU) = Mulberry
- (MY) = Myrtle
- (OA) = Oak
- (OT) = Other (type)
- (PI) = Pine
- (PA) = Palm
- (PE) = Pecan
- (PU) = Punk
- (SY) = Sycamore
- (TA) = Tallow
- (UN) = Unknown
- (WI) = Willow

(WI) XX"= Size DBH in Inches

ABBREVIATION LEGEND:

A/C = AIR CONDITIONER
ADW = ASPHALT DRIVEWAY
BFP = BACK-FLOW PREVENTION DEVICE
BWF = WIRE OR BARBED WIRE FENCE
(C) = CALCULATED DATA
CB = CABLE / TELECOMMUNICATIONS BOX
CCR = CERTIFIED CORNER RECORD
CDW = CONCRETE DRIVEWAY
CMP = CORRUGATED METAL PIPE
CO = CLEANOUT
CONC = CONCRETE
CPB = CONDO PLAT BOOK
CPP = CORRUGATED PLASTIC PIPE
CSW = CONCRETE SIDEALK
C/C = COVERED CONC
DB = DEED BOOK
DBH = DIAMETER BREAST HEIGHT
DMH = DRAINAGE MANHOLE
EB = ELECTRIC BOX
ELEC = ELECTRIC
EOW = EDGE OF WATER
EPM = ELECTRIC PAINT MARK
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT = EASEMENT
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FCM = FOUND CONCRETE MONUMENT (AS NOTED)
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD (AS NOTED)
FND = FOUND NAIL AND DISK (AS NOTED)
FNL = FOUND NAIL
FOB = FIBER OPTIC BOX
FOP = FOUND OPEN PIPE
FOV = FIBER OPTIC VAULT
FPC = FLORIDA POWER CORPORATION
FPP = FOUND PINCHED PIPE
FXC = FOUND X-CUT
GI = GRATE INLET
GPM = GAS PAINT MARK
GUY = GUY ANCHOR
GV = GAS VALVE
IE = INVERT ELEVATION
IHH = IRRIGATION HAND HOLE
IV = IRRIGATION VALVE
(L) = LEGAL DESCRIPTION DATA
LP = LIGHT POLE
(M) = MEASURED DATA
MAS = MASONRY
MB = MAILBOX
MES = MITERED END SECTION
MHWL = MEAN HIGH WATER LINE
N'LY = NORTHERLY
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NP = NORMAL POOL ELEVATION
OA = OVERALL
OHW = OVERHEAD WIRE
ORB = OFFICIAL RECORDS BOOK
PAO = PROPERTY APPRAISER OFFICE
PB = PLAT BOOK
PED = PEDESTRIAN CROSSWALK SIGNAL
PG(S) = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POL = POINT ON LINE
PP = POWER POLE
PVC = POLYVINYLCHLORIDE PIPE
PVCF = PVC FENCE
RCP = REINFORCED CONC PIPE
R/W = RIGHT-OF-WAY
SCM = SET 4"x4" CONCRETE MONUMENT PRM LB 8342
SEC = SECTION, TOWNSHIP AND RANGE
SIR = SET IRON ROD 1/2" LB 8342
S'LY = SOUTHERLY
SMH = SANITARY MANHOLE
SND = SET NAIL AND DISK LB 8342
SPM = SANITARY PAINT MARK
S/W = SIDEWALK
WDF = WOOD FENCE
WM = WATER METER
WPM = WATER PAINT MARK
WV = WATER VALVE
TBM = TEMPORARY BENCHMARK
THH = TRAFFIC HAND HOLE
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
TSV = TRAFFIC SIGNAL VAULT
VCP = VITRIFIED CLAY PIPE
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NO | DATE

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PROJECT NAME
ANCLOTE HARBOR

SHEET NAME
TREE SURVEY

PROJECT ID: 1046
PROJECT NO: 2020-1046
FIELD BOOK(S): 0008/0009
SCALE: 1" = 50'
DRAWN: JEB
QC: JEB
DATE: 8/14/2020
SHEET 2 OF 2

SECTIONS 6 & 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST
CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-011	1,391,314.75'	418,203.93'
JD 1-012	1,391,259.44'	418,164.94'
JD 1-013	1,391,223.88'	418,090.47'
JD 1-014	1,391,169.62'	418,060.70'
JD 1-015	1,391,105.90'	418,062.82'
JD 1-016	1,390,975.95'	418,114.43'
JD 1-017	1,390,952.00'	418,099.51'
JD 1-017A	1,390,953.44'	418,108.33'
JD 1-017B	1,390,940.81'	418,119.95'
JD 1-017C	1,390,895.43'	418,154.61'
JD 1-017D	1,390,867.89'	418,147.91'
JD 1-017E	1,390,841.18'	418,110.32'
JD 1-017F	1,390,842.26'	418,091.53'
JD 1-017G	1,390,869.45'	418,092.15'
JD 1-017H	1,390,923.04'	418,098.87'
JD 1-018	1,390,985.58'	418,051.05'
JD 1-019	1,391,001.42'	418,032.02'
JD 1-020	1,391,021.50'	418,013.09'
JD 1-021	1,391,013.68'	418,005.94'
JD 1-022	1,390,955.85'	418,016.95'
JD 1-023	1,390,918.76'	418,019.30'
JD 1-027	1,390,804.44'	418,031.21'
JD 1-028	1,390,780.82'	418,031.07'
JD 1-029	1,390,704.77'	418,038.33'
JD 1-030	1,390,665.90'	418,035.20'
JD 1-031	1,390,627.86'	418,063.70'
JD 1-031A	1,390,638.69'	418,086.51'
JD 1-031B	1,390,600.08'	418,109.45'
JD 1-031C	1,390,567.07'	418,109.82'
JD 1-032	1,390,586.49'	418,075.90'
JD 1-033	1,390,548.87'	418,063.00'
JD 1-034	1,390,535.68'	418,035.46'
JD 1-035	1,390,493.04'	418,035.95'
JD 1-036	1,390,491.15'	418,050.26'
JD 1-037	1,390,517.02'	418,068.13'
JD 1-038	1,390,574.89'	418,132.24'
JD 1-039	1,390,589.15'	418,159.04'
JD 1-040	1,390,646.00'	418,175.19'
JD 1-041	1,390,675.08'	418,201.92'
JD 1-042	1,390,702.49'	418,235.64'
JD 1-043	1,390,690.69'	418,256.21'
JD 1-044	1,390,675.96'	418,293.01'
JD 1-045	1,390,653.17'	418,354.34'
JD 1-046	1,390,628.93'	418,403.85'
JD 1-047	1,390,595.97'	418,385.59'
JD 1-048	1,390,587.27'	418,351.43'
JD 1-049	1,390,577.53'	418,298.50'
JD 1-050	1,390,556.16'	418,278.34'
JD 1-051	1,390,546.49'	418,281.74'
JD 1-052	1,390,553.99'	418,322.79'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-053	1,390,563.48'	418,401.31'
JD 1-054	1,390,589.60'	418,431.15'
JD 1-055	1,390,623.04'	418,449.97'
JD 1-056	1,390,652.53'	418,463.71'
JD 1-057	1,390,671.09'	418,490.92'
JD 1-058	1,390,714.64'	418,507.67'
JD 1-059	1,390,759.78'	418,527.12'
JD 1-060	1,390,826.20'	418,562.87'
JD 1-061	1,390,808.92'	418,584.95'
JD 1-062	1,390,844.94'	418,593.78'
JD 1-063	1,390,870.15'	418,537.19'
JD 1-063A	1,390,886.88'	418,512.34'
JD 1-064	1,390,900.33'	418,546.33'
JD 1-065	1,390,941.27'	418,550.29'
JD 1-066	1,390,987.18'	418,531.36'
JD 1-067	1,391,025.05'	418,537.98'
JD 1-068	1,391,059.04'	418,555.42'
JD 1-071	1,391,090.18'	418,502.69'
JD 1-072	1,391,128.42'	418,495.78'
JD 1-073	1,391,141.09'	418,521.78'
JD 1-074	1,391,125.82'	418,593.71'
JD 1-075	1,391,124.46'	418,614.45'
JD 1-076	1,391,156.44'	418,616.46'
JD 1-077	1,391,193.12'	418,599.88'
JD 1-078	1,391,219.76'	418,564.41'
JD 1-079	1,391,242.28'	418,542.65'
JD 1-080	1,391,271.96'	418,524.24'
JD 1-081	1,391,305.57'	418,517.62'
JD 1-082	1,391,357.43'	418,506.40'
JD 1-083	1,391,374.16'	418,560.08'
JD 1-084	1,391,381.03'	418,596.55'
JD 1-085	1,391,391.92'	418,626.84'
JD 1-086	1,391,461.33'	418,616.33'
JD 1-087	1,391,511.60'	418,635.65'
JD 1-088	1,391,541.42'	418,639.32'
JD 1-089	1,391,598.94'	418,642.52'
JD 1-090	1,391,607.53'	418,691.92'
JD 1-091	1,391,589.41'	418,735.67'
JD 1-092	1,391,544.16'	418,750.49'
JD 1-093	1,391,486.50'	418,780.14'
JD 1-094	1,391,441.86'	418,785.31'
JD 1-095	1,391,391.74'	418,797.77'
JD 1-096	1,391,338.31'	418,820.92'
JD 1-097	1,391,316.19'	418,848.38'
JD 1-098	1,391,287.69'	418,848.96'
JD 1-099	1,391,249.46'	418,833.33'
JD 1-100	1,391,220.92'	418,802.44'
JD 1-101	1,391,180.68'	418,783.27'
JD 1-102	1,391,126.07'	418,771.97'
JD 1-103	1,391,088.94'	418,760.72'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-104	1,391,061.81'	418,741.59'
JD 1-105	1,391,038.64'	418,774.86'
JD 1-106	1,391,020.38'	418,756.52'
JD 1-107	1,390,973.90'	418,705.59'
JD 1-108	1,390,924.14'	418,701.65'
JD 1-109	1,390,903.23'	418,683.55'
JD 1-110	1,390,843.88'	418,704.11'
JD 1-111	1,390,841.61'	418,718.05'
JD 1-112	1,390,819.96'	418,760.06'
JD 1-113	1,390,808.58'	418,800.45'
JD 1-114	1,390,786.49'	418,834.60'
JD 1-115	1,390,746.41'	418,895.60'
JD 1-116	1,390,748.65'	418,948.12'
JD 1-117	1,390,756.16'	419,003.29'
JD 1-118	1,390,792.24'	419,057.70'
JD 1-119	1,390,848.61'	419,103.28'
JD 1-119A	1,390,892.62'	419,101.56'
JD 1-119B	1,390,889.35'	419,076.64'
JD 1-119C	1,390,877.03'	419,066.35'
JD 1-120	1,390,920.66'	419,111.21'
JD 1-121	1,391,037.84'	419,089.05'
JD 1-122	1,391,083.69'	419,080.77'
JD 1-123	1,391,164.25'	419,050.89'
JD 1-124	1,391,200.15'	419,056.44'
JD 1-124A	1,391,198.56'	419,007.76'
JD 1-124B	1,391,170.34'	418,968.08'
JD 1-124C	1,391,191.58'	418,943.95'
JD 1-124D	1,391,164.20'	418,873.70'
JD 1-124E	1,391,114.15'	418,863.37'
JD 1-124F	1,391,118.31'	418,845.03'
JD 1-124G	1,391,240.31'	418,875.75'
JD 1-124H	1,391,297.78'	418,958.89'
JD 1-124I	1,391,349.24'	418,969.29'
JD 1-124J	1,391,393.73'	418,981.33'
JD 1-124K	1,391,425.86'	418,943.06'
JD 1-124L	1,391,474.08'	418,908.70'
JD 1-124M	1,391,494.22'	418,914.86'
JD 1-124N	1,391,471.01'	418,960.78'
JD 1-124O	1,391,543.04'	418,943.72'
JD 1-124P	1,391,604.58'	418,943.00'
JD 1-124Q	1,391,624.00'	418,958.70'
JD 1-124R	1,391,603.55'	419,000.36'
JD 1-124S	1,391,552.91'	419,030.69'
JD 1-124T	1,391,473.42'	419,072.76'
JD 1-124U	1,391,406.74'	419,073.97'
JD 1-125	1,391,320.14'	419,033.39'
JD 1-126	1,391,283.40'	419,101.67'
JD 1-127	1,391,272.64'	419,175.26'
JD 1-129	1,391,246.34'	419,255.01'
JD 1-130	1,391,257.15'	419,296.13'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 1-132	1,391,210.80'	419,295.76'
JD 1-133	1,391,179.80'	419,309.81'
JD 1-134	1,391,135.50'	419,338.12'
JD 1-135	1,391,107.89'	419,366.25'
JD 1-136	1,391,064.32'	419,385.35'
JD 1-137	1,391,031.32'	419,406.41'
JD 1-138	1,391,002.21'	419,437.29'
JD 1-139	1,390,951.81'	419,445.42'
JD 1-140	1,390,939.29'	419,473.78'
JD 1-141	1,390,976.72'	419,578.50'
JD 1-B	1,390,456.84'	417,873.95'
JD 1-C	1,390,497.89'	417,847.47'
JD 1-D	1,390,474.60'	417,799.49'
JD 1-E	1,390,467.22'	417,759.35'
JD 1-F	1,390,494.87'	417,713.48'
JD 1-UP1	1,391,488.78'	419,021.00'
JD 1-UP2	1,391,455.09'	419,025.34'
JD 1-UP3	1,391,475.70'	419,000.08'
JD 2-01	1,391,503.42'	418,470.56'
JD 2-03	1,391,551.21'	418,453.54'
JD 2-03A	1,391,532.64'	418,427.32'
JD 2-04	1,391,492.04'	418,387.90'
JD 2-05	1,391,491.11'	418,320.87'
JD 2-06	1,391,468.80'	418,293.29'
JD 2-07	1,391,475.04'	418,240.78'
JD 2-08	1,391,460.65'	418,212.20'
JD 2-09	1,391,408.07'	418,215.53'
JD 2-10	1,391,379.02'	418,230.54'
JD 2-11	1,391,373.89'	418,268.98'
JD 2-12	1,391,371.43'	418,312.58'
JD 2-13	1,391,364.73'	418,370.59'
JD 2-14	1,391,359.64'	418,420.61'
JD 2-15	1,391,362.77'	418,461.74'
JD 2-16	1,391,393.89'	418,471.40'
JD 2-17	1,391,436.69'	418,494.37'
JD 2-18	1,391,482.24'	418,492.39'
JD 3-04	1,392,720.79'	417,701.65'
JD 3-06A	1,392,585.06'	417,720.78'
JD 3-07	1,392,553.94'	417,695.47'
JD 3-08	1,392,513.55'	417,701.65'
JD 3-10	1,392,480.82'	417,701.45'
JD 3-10A	1,392,455.64'	417,717.42'
JD 3-11	1,392,461.61'	417,796.61'
JD 3-12	1,392,482.37'	417,805.20'
JD 3-14	1,392,545.63'	417,864.58'
JD 3-15	1,392,617.32'	417,917.22'
JD 3-16	1,392,661.06'	417,956.17'
JD 3-17	1,392,675.04'	417,992.01'
JD 3-19	1,392,667.95'	418,081.53'
JD 3-20	1,392,629.09'	418,131.26'

WETLAND JURISDICTIONAL POINTS		
WETLAND ID	NORTHING	EASTING
JD 3-21	1,392,589.27'	418,163.89'
JD 3-22	1,392,544.73'	418,191.33'
JD 3-23	1,392,491.75'	418,234.49'
JD 3-24	1,392,472.98'	418,274.35'
JD 3-25	1,392,472.16'	418,347.49'
JD 4-1	1,391,371.37'	418,864.99'
JD 4-2	1,391,399.34'	418,896.48'
JD 4-3	1,391,443.10'	418,894.52'
JD 4-4	1,391,468.38'	418,850.01'
JD 4-5	1,391,445.86'	418,832.87'
JD 5-1	1,390,933.34'	418,792.26'
JD 5-2	1,390,909.85'	418,786.73'
JD 5-3	1,390,879.01'	418,793.55'
JD 5-4	1,390,862.28'	418,811.22'
JD 5-5	1,390,846.98'	418,830.04'
JD 5-6	1,390,853.11'	418,834.06'
JD 5-7	1,390,883.18'	418,804.34'
JD 5-8	1,390,913.93'	418,793.30'
JD 5-9	1,390,941.00'	418,796.35'
JD 6-1	1,391,672.91'	418,375.35'
JD 6-2	1,391,725.26'	418,354.16'
JD 6-3	1,391,743.72'	418,333.79'
JD 6-4	1,391,722.26'	418,299.07'
JD 6-5	1,391,676.57'	418,309.52'
JD 6-6	1,391,638.51'	418,353.16'
JD 6-7	1,391,641.40'	418,408.02'
JD 6-8	1,391,657.00'	418,413.26'

ABBREVIATION LEGEND:

(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CPB = CONDO PLAT BOOK
DB = DEED BOOK
FCM = FOUND CONCRETE MONUMENT (AS NOTED)
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD (AS NOTED)
FND = FOUND NAIL AND DISK (AS NOTED)
FNL = FOUND NAIL
FOP = FOUND OPEN PIPE
FPC = FLORIDA POWER CORPORATION
FPP = FOUND PINCHED PIPE
FXC = FOUND X-CUT
(L) = LEGAL DESCRIPTION DATA
LP = LIGHT POLE
(M) = MEASURED DATA
MHWL = MEAN HIGH WATER LINE
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NP = NORMAL POOL ELEVATION
OA = OVERALL
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG(S) = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SCM = SET 4"x4" CONCRETE MONUMENT PRM LB 8342
SEC = SECTION, TOWNSHIP AND RANGE
SIR = SET IRON ROD 1/2" LB 8342
SND = SET NAIL AND DISK LB 8342
TBM = TEMPORARY BENCHMARK

LEGAL DESCRIPTION: (PER SURVEY REFERENCED IN SURVEYOR'S NOTE 11)

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING APART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00° 09' 16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85° 42' 06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (US HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150-2548; THENCE RUN SOUTH 00° 02' 56" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN SOUTH 03° 40' 12" EAST FOR DISTANCE OF 308.34 FEET; THENCE RUN SOUTH 00° 02' 56" WEST FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN NORTH 77° 42' 54" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN NORTH 14° 38' 46" WEST ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA; THENCE RUN NORTH 85° 40' 26" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE DISTANCE OF 431.33 FEET; THENCE RUN NORTH 00° 09' 16" WEST ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1044 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY, THE PURPOSE OF WHICH IS TO SHOW THE RELATIONSHIP OF THE FLAGGED WETLAND JURISDICTIONAL LINE TO THE SUBJECT PROPERTY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.

3. THIS IS NOT A BOUNDARY SURVEY. EASEMENTS OR RESTRICTIONS OF RECORD NOT SHOWN HEREON MAY EXIST.

4. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP AND REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

5. WETLAND JURISDICTIONAL POINTS AND LINES SHOWN HEREON ARE BASED ON COORDINATE DATA PROVIDED BY KIMLEY HORN & ASSOCIATES, INC. ON 5/29/2020. SAID POINTS WERE PROVIDED IN LATITUDE / LONGITUDE FORMAT AND WERE CONVERTED TO STATE PLANE COORDINATES, FLORIDA WEST ZONE (US SURVEY FEET) FOR USE IN THIS DRAWING. ALL POINT DATUM CONVERSIONS WERE COMPLETED USING CORPSCON 6.0.1 AS PROVIDED BY THE US ARMY CORPS OF ENGINEERS.

6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS QUALIFIED OTHERWISE.

8. STATE PLANE COORDINATES (FLORIDA WEST ZONE) WERE DERIVED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "PCDSM GPS 53" (PID = DF5829), NAD 83(2011) AND "PCDSM GPS 54" (PID = DF5830), NAD 83(2011).

9. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, (FLORIDA WEST ZONE), NAD 83(2011) AND WERE DERIVED FROM CONVENTIONAL METHODS AND REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. AS A MEANS OF REFERENCE THE EAST RIGHT-OF-WAY OF US HIGHWAY 19, BEING SOUTH 00°05'36" WEST, AS SHOWN HEREON.

10. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

11. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ALTA/NSPS LAND TITLE, BOUNDARY AND TIDAL WATER SURVEY PREPARED BY FLORIDA LAND DESIGN & PERMITTING, INC., TITLED "ANCLOTE HARBOR", PROJECT ID 1046, DATED 8/14/2020. ALL BOUNDARY INFORMATION SHOWN HEREON IS ACCORDING TO SAID SURVEY.

13. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE FLORIDA LAND AND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE AT HTTP://WWW.LABINS.ORG. THE 2018 AERIAL IMAGE, IF SHOWN HEROEN, IS USED AS A BACKGROUND FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSIDERED SURVEYED DATA FOR THIS SURVEY.

14. LAST DATE OF FIELD SURVEY: 8/11/2020

FLORIDA LAND DESIGN & PERMITTING, INC.
CERTIFICATE OF AUTHORIZATION LB8342

JOSEPH E. BECKMAN, PSM
STATE OF FLORIDA LS7204

NO	DATE	REVISIONS

Florida Land Design & Permitting
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # EB-35008
Survey # LB8342

PREPARED FOR: MORGAN GROUP DEVELOPMENT, LLC
3000 RICHMOND AVENUE
HOUSTON, TEXAS 77098

PROJECT NAME: ANCLOTE HARBOR

SHEET NAME: SPECIFIC PURPOSE SURVEY

PROJECT ID: 1046
PROJECT NO: 2020-1046
FIELD BOOK(S): 0008/0009
SCALE: 1" = 100'
DRAWN: JEB
QC: JEB
DATE: 8/12/2020
SHEET: 1 OF 2

Aug 14, 2020 @ 10:32am C:\Users\jbeckman\appdata\local\temp\AcPublish_13012\1046_Anclote-Jb.dwg - jbeckman

LINE TABLE		
LINE	BEARING	LENGTH
L1	N55°15'54"W	81.07'
L2	N49°09'12"W	70.29'
L3	N49°33'06"W	87.55'
L4	N46°37'30"W	83.26'
L5	N53°51'17"W	73.13'
L6	N40°06'30"W	107.74'
L7	N75°24'02"W	116.68'
L8	N60°04'55"W	98.25'
L9	N74°06'18"W	52.70'
L10	N67°42'49"W	69.88'
L11	N76°59'52"W	96.99'
L12	N72°04'26"W	67.37'
L13	N32°28'34"W	89.58'
L14	N45°47'52"W	121.08'
L15	S34°03'42"W	103.64'
L16	S36°44'10"W	105.49'
L17	N05°23'04"E	113.14'
L18	N13°07'10"W	54.36'
L19	N02°08'07"W	90.94'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	166.00'	45°49'15"	132.75'	S66°59'46"E	129.24'
C2	374.00'	37°10'51"	242.70'	S62°40'34"E	238.46'
C3	35.00'	41°11'38"	25.16'	S60°40'10"E	24.63'
C4	139.33'	79°25'41"	193.14'	S80°45'10"W	178.05'
C5	50.77'	94°08'00"	83.42'	N76°00'32"W	74.35'

SHEET	DATE	DRAWN	FIELD BOOK(S)	PROJECT NO	PROJECT ID
2 OF 2	8/12/2020	JEB	0008/0009	2020-1046	1046
		QC	SCALE		
		JEB	1" = 100'		

PREPARED FOR
MORGAN GROUP DEVELOPMENT, LLC
3000 RICHMOND AVENUE
HOUSTON, TEXAS 77098

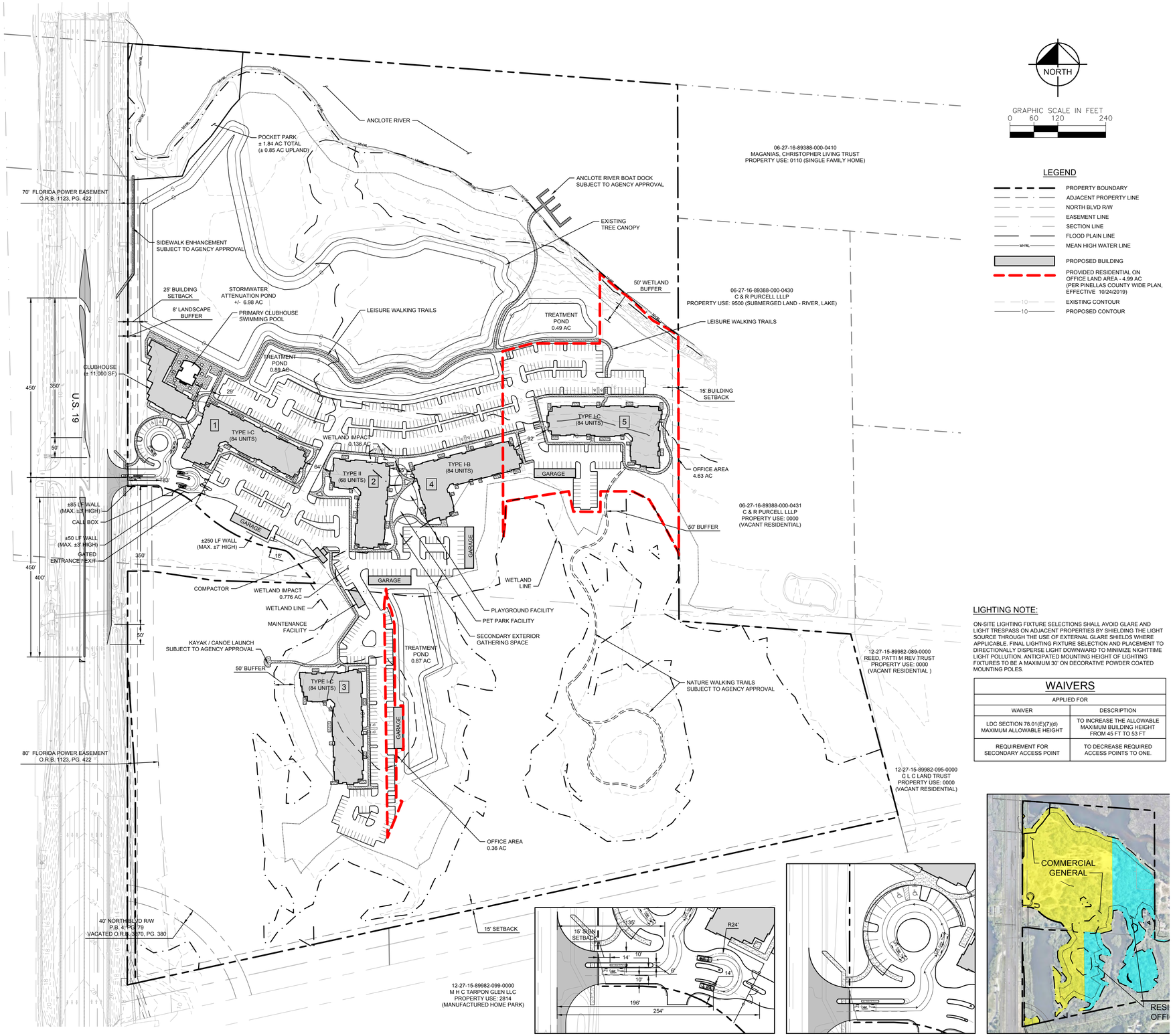
PROJECT NAME
ANCLOTE HARBOR

SHEET NAME
SPECIFIC PURPOSE SURVEY

Florida Land Design & Permitting
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

NO	DATE	REVISIONS

ANCLOTE HARBOR PRELIMINARY DEVELOPMENT PLAN



ENTRANCE DETAIL
SCALE: 1" = 60'

DELIVERY CIRCULATION DETAIL
SCALE: 1" = 60'

CITY OF TARPON SPRINGS
FUTURE LAND USE MAP (ORD 2012-
SCALE: 1" = 500'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- NORTH BLVD R/W
- EASEMENT LINE
- SECTION LINE
- FLOOD PLAIN LINE
- MHWL — MEAN HIGH WATER LINE
- PROPOSED BUILDING
- PROVIDED RESIDENTIAL ON OFFICE LAND AREA - 4.99 AC (PER PINELLAS COUNTY WIDE PLAN, EFFECTIVE 10/24/2019)
- 10 — EXISTING CONTOUR
- 10 — PROPOSED CONTOUR

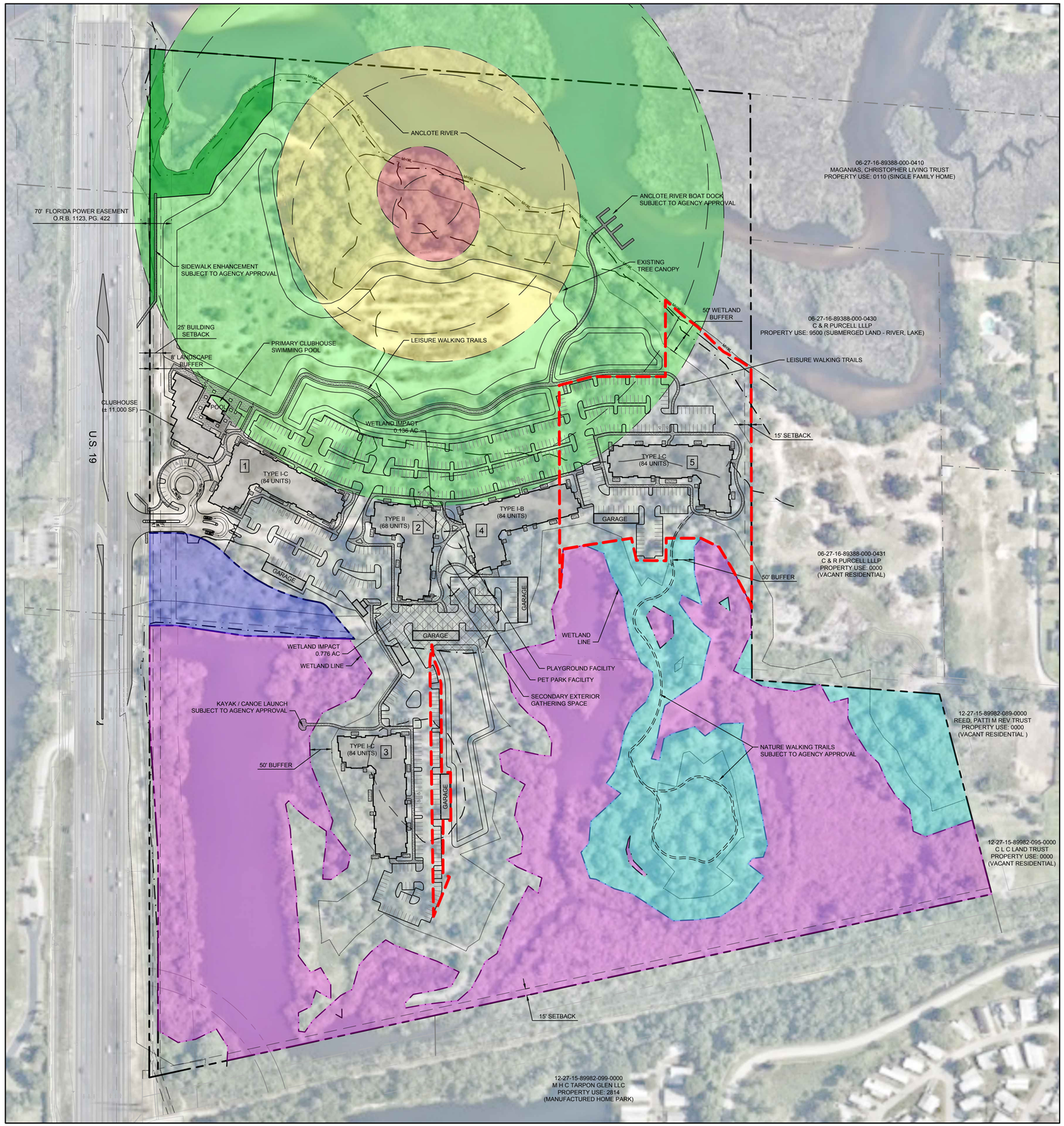
LIGHTING NOTE:

ON-SITE LIGHTING FIXTURE SELECTIONS SHALL AVOID GLARE AND LIGHT TRESPASS ON ADJACENT PROPERTIES BY SHIELDING THE LIGHT SOURCE THROUGH THE USE OF EXTERNAL GLARE SHIELDS WHERE APPLICABLE. FINAL LIGHTING FIXTURE SELECTION AND PLACEMENT TO DIRECTIONALLY DISPERSE LIGHT DOWNWARD TO MINIMIZE NIGHTTIME LIGHT POLLUTION. ANTICIPATED MOUNTING HEIGHT OF LIGHTING FIXTURES TO BE A MAXIMUM 30' ON DECORATIVE POWDER COATED MOUNTING POLES.

WAIVERS

APPLIED FOR	
WAIVER	DESCRIPTION
LDC SECTION 78.01(E)(7)(d) MAXIMUM ALLOWABLE HEIGHT	TO INCREASE THE ALLOWABLE MAXIMUM BUILDING HEIGHT FROM 45 FT TO 53 FT
REQUIREMENT FOR SECONDARY ACCESS POINT	TO DECREASE REQUIRED ACCESS POINTS TO ONE.

ANCLOTE HARBOR PRELIMINARY DEVELOPMENT PLAN



Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Anclote Harbor\CADD\Exhibit\2020.11.10 - FLUCFS Exhibit\Anclote - FLUCFCS Exhibit.dwg PDP Nov 10, 2020 1:24pm by: Brandon.Masiello

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

LEGEND

— — — —	PROPERTY BOUNDARY
— — · —	ADJACENT PROPERTY LINE
— — — —	NORTH BLVD R/W
—— ——	EASEMENT LINE
— · · —	SECTION LINE
—— ——	FLOOD PLAIN LINE
——MHWL——	MEAN HIGH WATER LINE
🟨	SIGNIFICANT UPLAND HABITAT BOUNDARY
🟥	BUILD TO LINE (LIMITS OF DISTURBANCE)
▨	PROPOSED BUILDING
🟩	SIGNIFICANT UPLAND HABITAT PRESERVED
🟧	SIGNIFICANT UPLAND HABITAT DISTURBED
🟦	WETLANDS PER SWFWMD APPROVAL
— —10— —	EXISTING CONTOUR
——10——	PROPOSED CONTOUR

SITE DATA TABLE

SIGNIFICANT UPLAND HABITAT PER ECS REPORT	33.48 AC
LESS WETLANDS IN SIGNIFICANT UPLAND HABITAT PER SWFWMD APPROVED JD LINE	4.44 AC
LESS SIGNIFICANT UPLAND HABITAT - IMPACTED	17.34 AC
TOTAL - SIGNIFICANT UPLAND HABITAT PRESERVED	11.70 AC

No.	REVISIONS	DATE	BY

Kimley»Horn

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655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE:

SCALE
DESIGNED BY RPC
DRAWN BY BFN
CHECKED BY RPC

ANCLOTE HARBOR
SIGNIFICANT UPLAND HABITAT

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
EXHIBIT

ANCLOTE HARBOR
RPD PROJECT NARRATIVE
PRELIMINARY PLAN DEVELOPMENT SUBMITTAL
CITY OF TARPON SPRINGS

I. INTRODUCTION

Morgan Group Development, LLC, the Applicant, is the contract purchaser of a 72.62 acre site located on the west side of U.S. Highway 19 approximately one mile north of Tarpon Avenue and on the south side of the Anclote River. The site is vacant and is composed of 42.09 acres of uplands and 30.53 acres of wetlands. The site is designated with two City Comprehensive Plan Categories: CG, Commercial General on the western portion and R/OG, Residential Office General on the eastern portion. The site is currently zoned GB, General Business and the Applicant is proposing to rezone the site to RPD, Residential Planned Development and request approval of the Preliminary Development Plan. The Applicant has also submitted a Conditional Use Application to review the proposed residential use for compatibility as required by the CG Plan Category. The Rezoning Application, Preliminary Development Plan and Conditional Use Application are submitted to the City simultaneously for review.

II. APPLICANT

Morgan Group Development LLC is an affiliate of The Morgan Group, Inc., a leader in high-end multifamily development, construction, and property management. Morgan Group ("Morgan") is a vertically integrated, third generation family business that invests in multifamily housing through development and acquisitions in high growth United States' markets. In its history, Morgan has built or acquired over $3 billion of multifamily assets, consisting of over 20,000 residential units within mid-rise, mixed-use and suburban properties across the United States. Currently, Morgan's owned and managed portfolio consists of more than 10,000 units across Texas, California, Arizona, Colorado and Florida.

III. DESCRIPTION OF PROJECT

The Anclote Harbor project is proposed for an undeveloped 72 acre site with superior locational advantages within the jurisdiction of the City of Tarpon Springs. The Applicant proposes a luxury multifamily development containing a total of 404 multifamily residential units in five buildings. In addition to the five residential buildings, the development will include a clubhouse and a variety of on-site amenities which are discussed in more detail below in this Narrative.

The site is located in the urbanized area of north Pinellas County, in close proximity to Tarpon Springs' historic downtown and Sponge Docks, with access to the local and regional transportation network, proximity to a variety of parks and recreational facilities, and containing significant environmental features which will be preserved to a high degree.

Future residents of the Anclote Harbor community can easily access the working waterfront of the Sponge Docks via Live Oak Street which is less than one mile south of the development on the west side of U.S. Highway 19. Live Oak Street merges with Dodecanese Street, the main street on the Sponge Docks, to provide access to the historic Sponge Docks with a variety of tourist activities, fishing charters and expeditions, restaurants and retail shops.

Residents can also travel south on U.S. Highway 19 for one mile and turn west on Tarpon Avenue which leads into the City's historic downtown. The historic downtown offers restaurants, retail shops and services, as well as museums and attractions for every interest. These attractions include the National Register Historic District, the City's Performing Arts Center, the historic Train Station Museum, the Cultural Center/ Historic City Hall, the Heritage Museum on Spring Bayou, the Safford House Museum, the Unitarian Church housing the Inness Paintings, St. Nicholas Greek Orthodox Cathedral and St. Michael's Shrine.

The site fronts on U.S. Highway 19 which runs continuously through all of Pinellas County, and continues north through the west coast of Florida to Tallahassee. Traveling U.S. Highway 19 to the north provides easy access to New Port Richey and Trinity communities in Pasco County. Residents may also travel south on U.S. Highway 19 to reach downtown Dunedin, county park Honeymoon Island, and the communities of Palm Harbor and Clearwater. Many retail, restaurants, services and employment opportunities are located along this section of U.S. Highway 19. There are multiple roads that intersect U.S. Highway 19 that create routes to the east for access to Tampa, the Suncoast Parkway, Tampa International Airport, and International Mall and its employment centers.

The site also enjoys a locational advantage of proximity to many parks and recreational facilities. There are two pristine gulf front beach parks within the City limits: the City's Sunset Beach Park and the County's Howard Park. There are multiple golf courses in the vicinity of the development including the City's Golf Course, four courses at Innisbrook Resort and Spa, and the courses at Cypress Run and Crescent Oaks.

The Fred Marquis Pinellas Trail, a recreational trail, is in the immediate vicinity of the site running south and west from the southwest corner of the site. The Pinellas Trail runs through the entire County from the City of Tarpon Springs on the north to the City of St. Petersburg on the south, and through all cities in between. The route of the Pinellas Trail to the south and east of the site travels along Jasmine Avenue and Melon Street to its intersection with Keystone Road. The Trail continues east on Keystone Road to intersect with East Lake Road where it continues south to John Chestnut County Park. Bikers and walkers who travel on the Pinellas Trail to the west of the site can easily reach Anclote Nature Park and ultimately connect to the Pasco County Trail. An extension of the Pinellas Trail is under construction to connect to the Coastal Anclote Trail in

Pasco County which will allow access to the Anclote River, and Pasco County parks Anclote Gulf and Key Vista.

The significant environmental features of the site include more than 1,981 lineal feet of frontage on the Anclote River, a total of 30.53 acres of wetlands and two eagle nests located in close proximity to the Anclote River. The Anclote River will not be impacted by this development due to the site design that locates all of the residential buildings at substantial distances from the waterfront. Of the approximate 31 acres of wetlands on the site, substantially all of the wetlands except for 0.91 acres, will be preserved on site as wetlands. There are two small isolated wetlands (0.776 acres and 0.136 acres in size) located in the approximate center of the site that prevent an efficient design in this area and these wetlands are proposed for on-site mitigation. The balance of 29.62 acres of wetlands will be preserved on site and not impacted by the proposed development. The site has also been designed to protect the existing eagle nest by not locating any improvements within the 330' feet protection zone from the eagle nest and proposing only at-grade improvements such as parking and stormwater ponds within the 660' protection zone.

In summary, the proposed development is a superior location for residential use with good access to local and regional transportation, is in proximity to a variety of recreational facilities, and will preserve the unique environmental features of the site. The specific details about the proposed Anclote Harbor are described in the sections below.

1. Proposed Residential Development

Anclote Harbor proposes a luxury multifamily residential development with a total of 404 multifamily units in five buildings. The five residential buildings are setback substantial distances from the Anclote River and provide views of the River for the residents. Building 5 is the closest residential building to the Anclote River and it is setback from the River approximately 175 feet. Buildings 1-4 are setback from the Anclote River substantial distances ranging from 350 feet to 450 feet from the waterfront.

The project will comply with all of the dimensional requirements, except for the maximum height, of the RPD District as shown in **Table 1** below. Compliance with all of the dimensional requirements for the development are also shown in the Data Table on the Preliminary Development Plan.

All of the residential buildings are proposed to be four stories in height with a maximum height of 53 feet where 45 feet is allowed in the RPD Zoning District. The specific justification for this height waiver is described in more detail in **Section IV** of this Narrative. In general, the reasons for the increased height of approximately 6 feet taller than the RPD district is to minimize the number of residential buildings, minimize the project's overall footprint, create a larger separation between the buildings and Anclote River, and maintain an eagle protection zone of 660' within which no buildings are located.

The development will comply with the required parking for the residential buildings, with a total of 761 spaces, of which 716 at-grade spaces will be conveniently distributed around the five residential buildings. An additional 45 spaces will be provided within five garage buildings each containing 9 spaces. There is one garage located in proximity to each residential building for convenient access by the residents who desire to park their car inside a garage. Parking is also provided at the clubhouse for the convenience of residents using the clubhouse facilities and for prospective residents who are considering living in this development. A minor reduction to the required parking for the clubhouse and pool are requested and this waiver is outlined in detail in **Section IV** of this Report.

Table 1
Anclote Harbor
Comparison of Required and Proposed Dimensional Requirements

Standard	**RPD Multiple Family Requirements**	**Proposed Project Requirements**
Lot size	10,000 sf	72.62 ac
Lot Width	100’	2,000’ ±
Maximum Height	45’	50.67’
Setbacks • **Front/West** • **Side/ North** • **Side / South** • **Rear/ East**	 25’ 15’ 15’ 15’	 25’ to Clubhouse 70’ to Building 1 230’ to Clubhouse 190’ to Building 3 15’ to Building 5
Wetland Buffer Setback	50’	50’
Minimum Unit Size	600 sf	674 sf -1,285 sf

The development will include a mixture of one, two and three bedroom units, with varying unit sizes. All of the residential units will exceed the minimum floor area of 600 feet as required by the RPD Zoning District and as shown in **Table 2** below.

Table 2
Anclote Harbor
Summary of Proposed Unit Types and Sizes

# of Bedrooms	# Units	Dwelling Size Range (in square feet)
1	205	674 sf- 830 sf
2	159	1,090 sf – 1,204 sf
3	40	1,285 sf
TOTAL	**404 Units**	**726 sf – 1,285 sf**

There are four outdoor amenity areas within the development for the use and enjoyment of the residents. Each of these amenity areas is shown on the Preliminary Development Plan. The first and largest amenity area is the clubhouse area located near the project entrance overlooking the Anclote River. The clubhouse area includes a swimming pool, cabanas, outdoor kitchen and grill area, firepit, and poolside lounge and gathering area.

A second outdoor amenity is located in the center of the site between Buildings 2 and 4. This recreational amenity includes an outdoor kitchen and grill, fire pit, shaded gathering area and a playground facility. In close proximity to this central outdoor area and south of Building 4 is a dog park for the enjoyment of residents and their dogs.

The third outdoor amenity for residents is located in the eastern portion of the site adjacent to the Anclote River. This passive park area is proposed for a canoe and kayak launch and a boat dock on the Anclote River for residents, subject to approval of the appropriate permits.

The fourth outdoor amenity area for residents is located in the southwest area of the site west of Building 3. This amenity area is proposed to include a canoe and kayak launch into the large wetland to the west of Building 3 for the use of residents, subject to approval of the appropriate permits.

The development also proposes a pedestrian path that travels throughout the site connecting all of the buildings and the clubhouse. This pedestrian path also travels along the southern edge of the stormwater pond area creating an exercise path and views overlooking the Anclote River and continues as a trail loop through the southeast peninsula's natural upland area.

In addition to the on-site recreational facilities and amenities for the development's residents, the Applicant proposes to donate the land for a river-front pocket park to the City for use by City residents. This pocket park is proposed to be located in the northwest corner of the site adjacent to the Anclote River and the purpose of the park is to provide a resting place for boaters traveling along the Anclote River. This pocket park will be accessible by boaters on the Anclote River and by pedestrians using a new sidewalk section within the U.S. Highway 19 right-of-way to the park. The pocket park will not include parking or a driveway

ensuring that no vehicular access will be available to this park. It should be noted that construction of the new sidewalk section in the U.S. Highway 19 right-of-way to the pocket park is subject to permitting approval by FDOT.

2. Compliance with Density Provisions

As mentioned in the Introduction, the site is designated with two City *Comprehensive Plan* Categories: CG, Commercial General, on the western portion and R/OG, Residential Office General, on the eastern portion. The Applicant obtained the boundaries of these two Plan Categories from the City's *Future Land Use Map* of the *Comprehensive Plan* and has prepared an exhibit on the Preliminary Development Plan showing the location and boundaries of the Categories. Both City Plan Categories allow multifamily residential use at a maximum density of 15 units per acre.

The site is also designated with two *Countywide Plan* Categories: R & S, Retail & Services, on the western portion of the site and O, Office, on the eastern portion. The location and boundaries of these Countywide Plan Categories align with the location and boundaries as the related City's Plan Categories. The Office Plan Category allows residential use at a maximum density of 15 units per acre but limits residential development to only five acres on the Office portion of the site. The R & S Category allows 24 units per acre but since the City's related Commercial General category limits residential development to 15 units per acre, the City's lower 15 unit/ acre density applies to the site.

The amount of uplands and wetlands located within each Plan Category is shown in **Table 3** below.

Table 3
Anclote Harbor
Summary of Uplands and Wetlands by Plan Category

Plan Category City/ Countywide	**Uplands**	**Wetlands**
CG/ R & S	26.65 ac	14.00 ac
R/OG/ O	15.44 ac	16.53 ac
TOTAL	**42.09 ac**	**30.53 ac**

Source: Kimley Horn and Survey prepared by Florida Design and Permitting.

The Preliminary Development Plan illustrates the two areas on the site that comprise the five acres of Countywide Office Plan Category. These two areas of Office Plan Category are the land upon which Building 5 and its associated parking are located, a small segment of Building 4, and a portion of the parking to the east of Building 3. The uplands balance of the site that is designated with the Office Plan Category (total of 10.44 acres) will be preserved as passive open space for the development.

The *Countywide Rules* establish regulations for the transfer of development rights from one Plan Category to another Category. The Transfer of Development Rights is proposed to transfer units from the R & S Plan Category to the Office Category for the limit allowed in the *Rules* of 30% of the allowable density. The maximum permitted density of the Anclote Harbor site by Plan Category is shown in **Table 4** below.

Table 4
Anclote Harbor
Maximum Allowable Density

Office Portion of Site			
	Acres	**Density**	**Total Units**
Base Density (Uplands)	5 ac	15 u/ ac	75 units
TDRs from R & S Site	N.A.	30% of Base Density (75 units)	23 units
Sub-Total Office			**98 units**
R & S Portion of Site			
	Acres	**Density**	**Total Units**
Base Density (Uplands)	26.65 ac	15 u/ ac	400 units
Wetlands	14.00 ac	1 u/ ac	14 units
LESS TDRs sent to Office Site			-23 units
Sub-Total R & S			391 units
Sub-Total Office			98 units
TOTAL- ENTIRE SITE			**489 units**

Table 4 Notes:

1. The Office portion of the site contains a total of 15.44 acres of uplands. Of this 15.44 acre Office upland area, five acres of uplands are proposed to be developed and the balance of 10.44 acres of uplands will be preserved and are not proposed for development.
2. The Office portion of the site contains a total of 16.53 acres of wetlands and no density credits are applied from the wetlands on the Office Portion.

For the Office portion of the site, residential development is limited to five acres and a total of 98 units. The Preliminary Development Plan proposes to locate 96 units on the Office portion of the site including all of Building 5 and a small section of Building 4. Building 5 contains a total of 84 units; the applicable section of Building 4 contains 12 units for a total of 96 units located within the Office portion of the site, which is less than and in compliance with the 98 maximum allowable units in the Office portion of the site.

For the R & S portion of the site, the maximum allowable residential units on this section is 401 units where a total of 308 units are proposed to be located on this section. Therefore, the proposed residential units on the R & S portion of the site is less than and in compliance with the density calculations for this portion.

In summary, the number of units allowed on each Plan Category portion of the site is in compliance with that specific site as described above. Additionally, the overall proposed development of 404 residential units is less than and in compliance with the maximum development potential of 489 residential units on the overall site; and, therefore, the proposed development is in compliance with both the *Countywide Rules* and the City's *Comprehensive Plan* with regard to density.

3. Site Access

The project has frontage on only one improved road which is U.S. Highway 19 on the western boundary of the site. There is an unimproved 40' right-of-way that dead ends into the site on the eastern boundary of the site. This right-of-way is labeled as Hayes Road on the Pinellas County Property Appraiser's website. This unimproved right-of-way is located south of the entrance to the Sail Harbor residential development on Jasmine Avenue, runs west from Jasmine Avenue and terminates at the project site's eastern boundary.

The project does not propose to use this unimproved Hayes Road right-of-way for access for several reasons:

- The right-of-way is only 40' in width which does not meet the City's minimum width for local roads.
- If improved to function as a local road, the new traffic from the multifamily development will travel through and in proximity to existing single family homes.

Therefore, based on the inadequate right-of-way and infeasibility of a road in this location, the project proposes only one access point via U.S. Highway 19. Since the development has more than 100 units which requires two access points, this Application is requesting a waiver to develop with only one access point. The detailed justification for this waiver request is outlined in **Section IV** of this Narrative.

The proposed project entrance on U.S. Highway 19 is under the jurisdiction of the Florida Department of Transportation (FDOT). The Applicant's Engineer met with FDOT's District 7 staff on May 9, 2018 in a pre-application review for an access permit to discuss the proposed driveway location on U.S. Highway 19. In that pre-application meeting, FDOT indicated that the driveway location was approved in concept, subject to permitting. The project entrance will be limited to right-in right- out turning movements due to the median within U.S. Highway 19 in front of the project site. FDOT has also indicated that a northbound right turn lane from U.S. Highway 19 into the site is warranted which will provide a safe turning movement for residents traveling north of U.S. Highway 19 towards the site. For residents leaving the site and wishing to travel north, they can make a right turn out of the project driveway and continue north on U.S. Highway 19 to their destination. For residents leaving the site and wishing to travel south, they can make a right turn out of the project driveway, continue north for approximately 450 feet to a new median opening, make a U-turn and then travel south on U.S. Highway 19.

For residents approaching the development from the south, they will travel north on U.S. Highway 19 to the new right turn lane and then turn into the project driveway. For residents approaching the development from the north, they will travel south on U.S. Highway 19 to approximately 450 feet south of the project entrance, then make a U-turn and then travel north to the project entrance.

There is an existing northbound left turn lane and left turn median opening that provides access to a small commercial building on the west side of U.S. Highway 19. Although this partial median opening is in the general vicinity of the proposed project entrance, residents leaving the site will not be able to use this turn lane or partial median opening due to raised medians in this area. The project does not propose to alter the existing turning movement and median opening currently in use by these existing businesses on the west side of U.S. Highway 19.

It should be noted that the specific design of all of the proposed revisions to U.S. Highway 19 described above is subject to the review and approval of FDOT and will be constructed by the Applicant at his expense. These improvements include a new project driveway, a new north-bound right turn lane into the project driveway, a revised median opening north of the site to allow a north-bound U-turn movement, and a revised median opening south of the site to allow a south-bound U-turn movement.

The entrance proposes two lanes entering and two lanes exiting the development, for a total of a four- lane divided entrance. The four-lane entrance is designed to provide alternative access to the development by general traffic and emergency vehicles should one lane at the entrance be blocked. Access to the clubhouse is via a driveway that turns north from the main project entrance. To the south of the main entrance, the Applicant proposes a curb cut for future access to the City-owned parcel immediately south of the development's entrance. Due to the narrow frontage of the City's parcel on U.S. Highway 19, it may be difficult to obtain a driveway for this parcel. Therefore, the project proposes to allow visitors to the

City's parcel to enter through the project entrance and then turn south to enter the City parcel.

The multifamily development is proposed to be fenced and will have an entry gate for security purposes. The call box is located 196 feet east of the edge of the entrance pavement which is expected to provide enough stacking area in two lanes for cars entering the development. The gate is 254 feet from the edge of the entrance pavement and there is a turnaround area for cars in front of the gate to use as needed.

4. Environmental Protection

Wetlands

The site contains 42.09 acres of uplands generally located within most of the north portion of the site and in two peninsulas extending into the southern portion of the site. There is a total of 30.53 acres of wetlands on the site generally located in the southern section of the site surrounding the two upland peninsulas. There are two isolated wetlands located in the approximate center of the site with a total size of 0.91 acres and these isolated wetlands are proposed to be impacted and mitigated on site. The balance of the wetlands on the site with a total size of 29.62 acres will be preserved on site, resulting in 97% of the site's wetlands being preserved.

The wetlands that are proposed for mitigation are composed of two small isolated wetlands (individually 0.776 acres and 0.136 acres in size) southwest of Building 2 and between Buildings 2 and 4. The location of these wetlands prevents the provision of at-grade parking and a parking garage in close proximity to and convenient for the residents of Buildings 2 and 4. The Applicant's consultant Bio-Tech Consulting, Inc. has evaluated the retention of these isolated wetlands as compared to an on-site enhancement of wetlands. Bio-Tech Consulting evaluated these two options through the Unified Mitigation Assessment Methodology (UMAM) and concluded that there is an advantage to the on-site wetland enhancement option as compared to retaining the wetlands on site. The Bio-Tech Consulting report is included in this Preliminary Development Plan submittal package.

Listed Species

The Applicant's consultant, Ecological Consulting Solutions, Inc, has conducted a Listed Species Report dated November 16, 2018 which is included in this Preliminary Development Plan submittal package. The Listed Species Report concluded that the only listed species that was observed on site was the gopher tortoise. The Florida Wildlife Commission will require a permit to relocate the gopher tortoises to a managed recipient site prior to construction. The Report also noted that there were no Eastern Indigo Snakes observed on the site. However, the United States Fish and Wildlife Service (USFWS) requires mitigation if a site includes habitat suitable for this snake. The mitigation must be accomplished prior to land

clearing or construction activities. The Report also noted the existence of two eagle nests which are described in more detail in the following subsection.

The Listed Species Report also evaluated the presence of "Significant Upland Habitat" on the site as defined in the City's *Comprehensive Plan*. The Report concluded that there are 33.48 acres of Significant Upland Habitat on the project site. Therefore, since the site does contain Significant Upland Habitat, the *Comprehensive Plan* requires that the site maintain a minimum of 30% of the site as Open Space. For the purposes of the Comprehensive Plan provision, Open Space is defined as "any land or water in its natural conditions and set aside for the use and enjoyment of the owners and occupants of such land…." As confirmed on the Preliminary Development Plan, the development will maintain 43.43 acres or 60 % of the total site as Open Space.

There is another Open Space requirement contained in the RPD District that differs from the Comprehensive Plan requirement described above. The RPD District requires a minimum of 25% of the gross site acreage to be open space but no more than 50% of the required open space may consist of waterbodies, wetlands and jurisdictional areas. As applied to the Anclote Harbor site, the RPD required Open Space is 18.16 acres. As demonstrated on the Preliminary Development Plan, the project will have 31.71 acres of Open Space which represents 44% of the total site, and, therefore, the project meets and exceeds this RPD Zoning District requirement.

In summary, the project exceeds the Open Space requirements of both the C*omprehensive Plan* and the RPD District.

5. Protection of On-Site Eagle Nests

There are two (2) Bald Eagle nests located within the north central portion of the project site near the riverbank. There is a Florida Fish and Wildlife Conservation Commission (FWC) verified nest located on the site with a nest identification number of PI041. This nest was last surveyed and listed as active by the FWC during the 2016-2017 nesting season. There is also an un-documented nest located adjacent to and just north of nest PI041. The location of both of the nests are shown in the Listed Species Report dated November 16, 2018 which is included in this Preliminary Development Plan submittal package.

The Bald Eagle was de-listed by USFWS in 2007 and is no longer considered endangered in the lower 48 United States. However, Bald Eagles are still legally protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The U.S. Fish and Wildlife Service (USFWS) has established a 660-foot protection zone around a Bald Eagle nest. The Bald Eagle nesting season is October 1 through May 15, or until/once fledging has occurred. The Bald Eagle nests on the project site are located within a highly urbanized area of Pinellas County, approximately 660 feet from U.S. Highway 19 North, a well-traveled road with an average daily traffic count above 60,000 cars. Both of the nests are believed to be

constructed by the same Bald Eagle pair based upon the extremely close proximity of the nests (±50 feet).

Since contracting to purchase the site, the Applicant has documented the nests' condition based upon site observations during, and just after, the 2018-2019 nesting season and towards the end of the 2019-2020 nesting season. In November of 2018, the Applicant's then environmental consultant, Ecological Consulting Solutions, (ECS) conducted an onsite evaluation as part of their Listed Species Report. While ECS observed and made note of the two above referenced nests, they did not observe any Bald Eagles to be occupying either of the nests at that time.

In the July, 2019 post-nesting season, the Applicant's current environmental consultant, Bio-Tech Consulting (BTC), conducted an onsite evaluation of the subject property's Bald Eagle nests utilizing a drone to determine the condition of the nests. During BTC's observation, the original nest (smaller, southern nest) was in a state of disrepair. The second, alternate nest located just north of the original nest, contained a significant amount of debris within the nest and no evidence of spatter or forage debris (i.e. fish bones) was observed below the nest. This is an important observation because Eagles are known to maintain their nests to a high standard and forage debris at the base of a nest is a common byproduct from a Bald Eagle's eating habits.

Subsequent to these site inspections by BTC, a review of the Audubon EagleWatch database listed the nest as being active during the 2018-2019 nesting season. Additionally, on May 7, 2020, BTC conducted a site inspection towards the end of the 2019-2020 nesting season. At that time, both nests were vacant, and the condition of the nests was observed to have further degraded since the July 2019 observation, appearing to reflect inactive nests. This position has been further supported based upon Audubon EagleWatch's most recent database, which lists the nests as inactive for the 2019-2020 nesting season.

The USFWS Bald Eagle Management Guidelines describe a variety of activities that determine whether or not an Eagle permit is required and how close to the nests the activities can be permitted to occur. The various activities are categorized based on their proximity to the nest, whether or not there is a visual buffer between the nest and the activity, and the nest's proximity to other existing similar activities. In most cases, and as applicable to the subject Bald Eagle nests and the proposed development, a permit is not required for any activity conducted more than 660 feet from the nest.

A USFWS permit is required for the land-altering activities proposed within 330 feet of the nest, and, in some cases for those nests with no existing vegetative buffer, 660 feet of the nest. Based upon the project's site plan, which includes the construction of stormwater ponds within 330 feet of the nest, an Eagle Permit will be submitted to USFWS.

The Applicant has committed to following the USFWS guidelines during site development. The guidelines are intended to minimize impacts to Bald Eagles particularly where they may constitute disturbance. The nesting season guidelines include maintaining distance buffers between construction activities and the nest, limiting certain types of construction activities, and having an environmentalist monitor the Eagles if they are present in the nests. The Applicant is committed to the preservation of the Eagle nests and has designed a site plan with their preservation in mind, including:

- Preserving the wooded area immediately surrounding the nests to create a visual and wind disturbance shield.
- Within 100 feet of the Eagle nests, there will not be any improvements constructed.
- Within 330 feet of the Eagle nests, the only improvements will be a portion of the stormwater pond; with all construction activities occurring outside of the nesting season.
- Within 660 feet of the Eagle nests, the only improvements will be at-grade construction including stormwater ponds, parking and drive aisles; no vertical construction will occur within the 660 feet of the nests.
- All buildings are located greater than 660 feet from the Eagle nests.

Moreover, construction phasing of the improvements will minimize impact to the habitat with digging of the ponds near the nests occurring outside the Eagle nesting season. For construction activities occurring between 330 feet and 660 feet of the nest and conducted during the nesting season, the Applicant will engage an environmental consultant to monitor the wellbeing of the nests, consistent with USFWS Monitoring Guidelines. The environmental consultant will also train construction crewmembers on best nest disturbance mitigation practices to maintain the integrity of the nests throughout the duration of construction.

6. Ownership and Maintenance of Common Elements

The RPD is proposed to be a private gated development owned by one entity. All of the internal driveways, parking, pedestrian paths, utilities, stormwater management system, amenities and other common elements will be owned and maintained by Morgan Group Property Management, the management affiliate of the Applicant. The Morgan Group Property Management is a leader in the management of high-end multifamily developments with over 9,000 units currently under management in California, Colorado, Arizona, Texas, Missouri and Florida. The senior staff of Property Management has a total combined experience of 60 years of property management for multifamily development and therefore, are professionally qualified to manage this development.

7. Subdivision of Site

The Applicant will retain the property in one ownership and does not proposed to subdivide the site since the proposed development will be a rental community.

8. Compliance with Public Art Code

The Applicant is aware of the City's Public Art Requirement to either provide Public Art on the development site or contribute funds to the Public Art Fund for projects within the City. At the time of Final Development Plan Submittal, the Applicant will confirm which option he selects to meet this requirement.

IV. COMPLIANCE WITH RESIDENTIAL PLANNED DEVELOPMENT REQUIREMENTS

The Residential Planned Development (RPD) District establishes dimensional and design requirements for each residential style of development. The City's *Land Development Code* Section 83 allows the Board of Commissioners to waive or modify any of these requirements based on specified circumstances outlined in the *Code*.

The proposed Preliminary Development Plan for Anclote Harbor will meet all of the site's dimensional requirements for multifamily development, except for height, as established in the *Land Development Code* Section 78.0. The dimensional standards that will be met or exceeded include minimum lot width and lot area, minimum yards, and distances between buildings. Additionally, the project will comply with the 600 square feet minimum floor area for all residential units as confirmed in **Section III. 1** of this Narrative.

Anclote Harbor requests two waivers/modifications based on compliance with one or more of the waiver criteria outlined in the *Land Development Code*. Each waiver request complies with one or more of the waiver criteria established in *LDC* Section 83.00 and as described in detail below.

1. Increase in Building Height

The Applicant requests to increase the height for the five residential buildings from 45 feet to 53 feet, an increase of 8 feet. The clubhouse, maintenance buildings and garages will all comply with the maximum 45 feet height limit.

The requested increase in height is relatively small at only 8 feet in excess of the code requirement and the purpose of the taller buildings is to reduce the number of buildings, minimize the project's overall footprint, create a larger separation between the buildings and Anclote River, and maintain an eagle protection zone of 660' within which no buildings are located. If the height waiver is not granted, it will be necessary to add more buildings to the site that would in turn create a larger footprint on the site and would likely infringe on the eagle protection zone.

Additionally, the Anclote Harbor site is generally isolated from other land uses due to its location on U.S. Highway 19 and south of the Anclote River. The buildings in Anclote Harbor are located at substantial distances from adjacent properties with the Anclote River creating a significant buffer to the north and west. To the south and east, the site's wetlands and preserved uplands create substantial buffers between the site and adjacent properties. Based on these natural buffers that separate the site from adjacent properties, the increased height is not expected to impact adjacent properties. Based on this analysis, the waiver for building height complies with two waiver criteria: Superior Alternatives (fewer buildings and

smaller overall project footprint) and Protection of Significant Features (wetlands, preserved uplands, Anclote River and eagle nest).

2. Provision of One Access to Site

The project has frontage on only one improved road which is U.S. Highway 19 on the western boundary of the site. There is an unimproved 40' right-of-way that dead ends into the site on the eastern boundary of the site. This right-of-way is labeled as Hayes Road on the Pinellas County Property Appraiser's website. This unimproved right-of-way is located south of the entrance to the Sail Harbor residential development on Jasmine Avenue, runs west from Jasmine Avenue and terminates at the project site's eastern boundary. The project does not propose to use this unimproved Hayes Road right-of-way for several reasons:

- The right-of-way is only 40' in width which does not meet the City's minimum width for local roads.
- If improved to function as a local road, the new traffic from the multifamily development will travel through and in proximity to existing single family homes.

Therefore, based on the inadequate right-of-way and infeasibility of a road in this location, the project proposes only one access point via U.S. Highway 19. Since the development has more than 100 units which requires two access points, this Application is requesting a waiver to develop with only one access point on U.S. Highway 19. Based on this analysis, the waiver for provision on only one access point complies with two waiver criteria: Superior Alternatives (limit traffic impact on existing nearby single family residential) and Technical Impracticality (right-of-way width not in compliance with City's requirement).

ANCLOTE HARBOR
RPD PRELIMINARY DEVELOPMENT PLAN APPLICATION
LIST OF SUPPLEMENTAL DOCUMENTS

C1- RPD Project Narrative
C2- Preliminary Development Plan
C3- Architectural Elevations
C4- Residential Building Floor Plans
C5- Proposed Wetlands Impacts and Mitigation Plan
C6- Preliminary Landscaping Narrative
C7- Landscape Plans
C8- Tree Mitigation Plan
C9- Preliminary Drainage Plan
C10- Stormwater Design Narrative
C11- Preliminary Utility Plan
C12- Listed Species Report
C13- Certificate of Concurrency
C14- City Utility Availability Statement
C15- Landscape Plans Phase 1 and Phase II Environmental Site Assessments
C16- Archaeological Survey and Correspondence from Florida Department of State

ANCLOTE HARBOR
REZONING NARRATIVE
CITY OF TARPON SPRINGS

I. INTRODUCTION

The Morgan Group, the Applicant, is the contract purchaser of a 72.62 acre site located on the west side of U.S. Highway 19 approximately one mile north of Tarpon Avenue and on the south side of the Anclote River. The site is vacant and is composed of 41.51 acres of uplands and 31.11 acres of wetlands. The site is designated with two City Comprehensive Plan Categories: CG, Commercial General on the western portion and R/OG, Residential Office General on the eastern portion. There are no proposed changes to the Plan Categories of the site. The site is currently zoned GB, General Business and the Applicant is proposing to rezone the site to RPD, Residential Planned Development and request approval of the Preliminary Development Plan. The Rezoning Application and Preliminary Development Plan are submitted to the City simultaneously for review.

II. REZONING STANDARDS FOR REVIEW

The City of Tarpon Springs' *Land Development Code* Section 207.03 establishes the standards for review of a Zoning Map Amendment (Section 207.03 (A)) as stated below:

(A) *Zoning Map Amendments*: All requested amendments shall meet the following standards:

(1) The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.

(2) The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

(3) The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities

(4) The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service Standards can be demonstrated if necessary.

Each of the Standards of Review for a Zoning Map Amendment are shown in **bold** below followed by an analysis of how this application complies with each Standard. In addition to this Narrative demonstrating compliance with the Standards of Review for Rezonings, the Applicant has also submitted a RPD Project Narrative, describing the RPD project's compliance with the RPD requirements.

Standard 1: The amendment is consistent with the goals, objectives and policies of the Tarpon Springs Comprehensive Plan.

***Response**: The Applications are consistent with the following goals, objectives and policies of the City's Comprehensive Plan as analyzed in detail below.*

FUTURE LAND USE ELEMENT

GOAL 1 PROTECT THE CULTURAL HERITAGE, HISTORIC RESOURCES, TOURIST ECONOMY AND ENVIRONMENTAL SETTING OF TARPON SPRINGS.

Objective 1.1 Ensure that all development is reviewed for compatibility with the cultural heritage, historic resources, tourist oriented economy, and impact upon natural resources and the environmental setting of Tarpon Springs.

Policy 1.1.2 Protect the use of the City's natural resources including waterwells and wellhead protection area, beaches, shores, estuarine systems and wetlands in accordance with the recommendations and policies of this element and of the Coastal Planning Area and Conservation Element.

Policy 1.1.10 Where appropriate, require development proposals to evaluate and preserve sensitive areas as identified by Figure 19 of the Coastal Planning Area and Conservation Element.

***Response:** The requested Rezoning Application is not located within the historic district or CRA, but the proposed residential use will provide new patrons for these areas and, therefore will support the tourist oriented economy. The Application is consistent with this Objective and Policy of protecting the natural resources and the environmental setting through the proposed preservation of 97 % of the wetlands on the site, compliance with the RPD's 50 foot wetland buffer requirement throughout the site, and preservation of 74% of the site as open space.*

Additionally, the Applicant has prepared and submitted a Listed Species Report for the site and included with the Preliminary Development Plan Application. This Report confirms that there are no endangered species on the site, and that the only threatened species on the site is the gopher tortoise. The Applicant will comply with the relocation permit required by the Florida Wildlife Commission for the gopher tortoises on the site.

The Report also identified that there are two bald eagle nests on the site generally located in the middle of the site's Anclote River frontage and shown on the Preliminary Development Plan. The Applicant is committed to minimizing the impact to the eagle nest and reducing intrusions into the protection zones as described below and depicted on the Preliminary Development Plan:

- *Preserving the wooded area immediately surrounding the nests to create a visual and wind disturbance shield.*
- *Within 100 feet of the eagle nests, there will not be any improvements constructed.*
- *Within 330 feet of the eagle nest, the only improvements will be a portion of the stormwater pond, with all construction activities occurring outside of the nesting season.*
- *Within 660 feet of the eagle nest, the only improvements will be at-grade construction including stormwater ponds, parking and drive aisles; no vertical construction will occur within 660 feet of the nests.*
- *All buildings will be located greater than 660 feet from the eagle nests.*

The Applicant is aware of and will comply with the obligation to avoid construction during the eagle nesting season, generally from October to May, and will obtain the requisite permit from U.S. Fish and Wildlife Service (USFWS).

The Listed Species Report also evaluated the presence of "Significant Upland Habitat" on the site as defined in the City's Comprehensive Plan. The Report concluded that there are 33.48 acres of Significant Upland Habitat on the project site. Therefore, since the site does contain Significant Upland Habitat, the Comprehensive Plan requires that the site maintain a minimum of 30% of the site as Open Space, as compared to the 25% Open Space requirement in the RPD District. For the purposes of the Comprehensive Plan provision, Open Space is defined as "any land or water in its natural conditions and set aside for the use and enjoyment of the owners and occupants of such land…." As confirmed on the Preliminary Development Plan, the development will maintain 53.55 acres or 74% of the total site as Open Space. Therefore, the project exceeds the Open Space requirements of both the Comprehensive Plan and the RPD District.

Based on this analysis, the Applications are consistent with this Goal, Objective and Policy.

GOAL 2 LAND USE DESIGNATIONS ARE INTENDED TO PROTECT COMMUNITY CHARACTER, DISCOURAGE URBAN SPRAWL, PROMOTE ECONOMIC GROWTH AND PROMOTE COMPATIBILITY BETWEEN USES. THE FUTURE LAND USE MAP SHALL BE THE GUIDING MECHANISM THAT DIRECTS DEVELOPMENT THROUGH GENERAL CATEGORY LOCATIONS, DESCRIPTIONS, DENSITIES AND INTENSITIES OF FUTURE LAND USE.

Objective 2.1 The City of Tarpon Springs Future Land Use Map 2025 (FLUM) included in Appendix A of this Element characterizes the long term end toward which land use patterns in the City are ultimately directed. The FLUM also displays Future Land Use categories for unincorporated areas in order to depict the relationship of the City's FLUM with other relevant jurisdictional areas.

Objective 2.3 Mixed Land Use Categories. The Mixed Land Use categories are provided to allow and encourage a range of complimentary uses in close proximity to facility shorter trips and alternative transportation choices such as walking and cycling. All mixed land use categories shall require a mixture of uses distributed as followed within each category: Residential (5 percent to 30 percent), and Non-residential (70 percent to 95 percent). This requirement may be waived for parcels less than one acre.

> **Policy 2.3.1 Residential/ Office General (R/OG): This category is generally appropriate to locations where it would serve as a transition from an urban activity center or more intensive non-residential use to low-density residential of public/ semi-public use; and in areas where the size and scale of office and residential use is appropriate to free standing office, medium density residential or a combination thereof.**
>
> **…**

Objective 2.4 Commercial Land Use Categories provide for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. Commercial categories recognize major commercial corridors along portions of U.S. Highway 19 and Alternate Highway 19 along with existing specialized and traditional commercial sections of the City.

> **Policy 2.4.3 Commercial General (CG)**
>
> **(a) The primary use shall be to designate existing commercial areas which may be either highway or commercial oriented and include uses of varying degree and intensity;**
> **(b) Strip commercial development in areas not currently characterized as such shall be restricted. Inf ill of existing strip commercial may be permitted after an examination of the associated transportation impact.**
> **(c) Intensive commercial uses may be permitted provided they are reviewed for land use compatibility and outdoor storage is restricted or opaquely screened. Screening shall include landscaping techniques;**
> **(d) Primary Uses shall include Office, Personal Service/ Office Support, Retail commercial, Commercial/ Business Service, Transient accommodation, Wholesale/ Distribution, Storage Warehouse;**

(e) Secondary Uses shall include Commercial Recreation, Residential (requires conditional use review for compatibility), Residential Equivalent, Institutional, Transportation/ utility, Recreation/ Open Space, Research/ Development, Light manufacturing/ assembly.

…

Response: *The site is designated with two City Comprehensive Plan Categories: CG, Commercial General on the western portion and R/OG, Residential Office General on the eastern portion. The Applicant obtained the boundaries of these two Plan Categories from the City's Future Land Use Map of the Comprehensive Plan and has prepared an exhibit on the Preliminary Development Plan showing the location and boundaries of the Categories. Both City Plan Categories allow multifamily residential use at a maximum density of 15 units per acre. In summary, the Rezoning Application's proposed residential use is consistent with the site's Plan Categories both for the proposed residential use and density.*

The site is also designated with two Countywide Plan Categories: R & S, Retail & Services, on the western portion of the site and O, Office, on the eastern portion. The location and boundaries of these Countywide Plan Categories align with the location and boundaries as the related City's Plan Categories. The Office Plan Category allows residential use at a maximum density of 15 units per acre but limits residential development to only five acres on the Office portion of the site. The R & S Category allows 24 units per acre but since the City's related Commercial General category limits residential development to 15 units per acre, the City's lower 15 unit/ acre density applies to the site.

The size of the uplands and wetlands areas located within each Plan Category is shown in ***Table 1*** *below.*

Table 1
Anclote Harbor
Summary of Uplands and Wetlands by Plan Category

Plan Category City/ Countywide	**Uplands**	**Wetlands**
CG/ R & S	27.37 ac	13.08 ac
R/OG/ O	14.14 ac	18.03 ac
TOTAL	**41.51 ac**	**31.11 ac**

Source: Kimley Horn and Survey prepared by Florida Land Design and Permitting.

The Preliminary Development Plan illustrates the two areas on the site that comprise the five acres of Countywide Office Plan Category. These two areas of Office Plan Category are the land upon which Building 5 and its associated parking are located, a small segment of Building 4, and a portion of the parking to the east of Building 3. The uplands balance of the site that is designated with the Office Plan Category (total of 9.14 acres) will be preserved as passive open space for the development.

*The Countywide Rules establish regulations for the transfer of development rights from one Plan Category to another Category within a site. The Transfer of Development Rights is proposed to occur from the R & S Plan Category to the Office Category for the amount allowed in the Rules of 30% of the allowable density. The maximum density of the Anclote Harbor site by Plan Category is shown in **Table 2** below.*

Table 2
Anclote Harbor
Maximum Allowable Density

Office Portion of Site			
	Acres	**Density**	**Total Units**
Base Density (Uplands)	5 ac	15 u/ ac	75 units
TDR from R &S Site	N.A.	30% of Base Density (75 units)	23 units
Sub-Total Office			**98 units**
R & S Portion of Site			
	Acres	**Density**	**Total Units**
Base Density (Uplands)	27.37 ac	15 u/ ac	411 units
Wetlands	13.08 ac	1 u/ ac	13 units
TDR	N.A.	N.A.	0 units
LESS TDRs sent to Office Site			-23 units
Sub-Total R & S			401units
Sub-Total Office			98 units
TOTAL- ENTIRE SITE			**499 units**

Table 2 Notes:

1. The Office portion of the site contains a total of 14.14 acres of uplands. Of this 14.14 acre Office upland area, five acres of uplands are proposed to be developed and the balance of 9.14 acres of uplands will be preserved and are not proposed for development.

2. The Office portion of the site contains a total of 18.03 acres of wetlands and no density credits are applied from the wetlands on the Office Portion.

For the Office portion of the site, residential development is limited to five acres and a total of 98 units. The Preliminary Development Plan proposes to locate 96 units on the Office portion of the site including all of Building 5 and a small section of Building 4. Building 5 contains a total of 84 units; the applicable section of Building 4 contains 12 units for a total of 96 units located within the Office portion of the site, which is less than and in compliance with the 98 maximum allowable units in the Office portion of the site.

For the R & S portion of the site, the maximum allowable residential units on this section is 401 units where a total of 308 units are proposed to be located on this section. Therefore, the proposed residential units on the R & S portion of the site is less than and in compliance with the density calculations for this portion.

In summary, the number of units allowed on each Plan Category portion of the site is in compliance with that specific site as described above. Additionally, the overall proposed development of 404 residential units is less than and in compliance with the site's overall maximum development potential of 499 residential units; and, therefore, the proposed development is in compliance with both the Countywide Rules and the City's Comprehensive Plan with regard to allowable use and density.

The section of U.S. Highway 19 in which the site is located contains a substantial amount of residential use including Beckett Bay, Brittany Park and River Watch to the north of the site and north of the Anclote River. Additionally, south of the site on the east side of U.S. Highway 19 is a mobile home park fronting on Live Oak Street. To the east of the site is Sail Harbor, a single family detached neighborhood that is accessed via Jasmine Avenue.

On the west side of U.S. Highway 19 at the southern edge of the rezoning site is Anclote Bend, an unconstructed single family subdivision. Other than Anclote Bend, the balance of the area located to the west of the site and on the west side of U.S. Highway 19 is the Anclote River, its marshes and the upland area of the Anclote Nature Park. Even though U.S. Highway 19 is a major commercial corridor to the south of the site, the more typical land uses in the immediate vicinity of the site are residential in nature. Therefore, the proposed residential use for this site is compatible with the existing residential nature of the surrounding area.

The site was approved in 1998 as a Development of Regional Impact (DRI) for use by ABR with a total of 400,000 square feet of office and 30,000 square feet of retail uses. After ABR selected another site in south Pinellas County and abandoned the DRI, the Rezoning site was vacant for many years until the City approved a Wal-Mart Supercenter on this site. Since the zoning approval, no development permits or approvals were requested or approved for the Wal-Mart and the site has continued to be vacant until the present time.

The site's current General Business Zoning and Plan Categories would allow a substantial amount of commercial and office development on the property as summarized below:

- *Commercial Uses on Western CG Portion of Site = 460,843 square feet; and*
- *Office Uses on Eastern R/OG Portion of Site= 347,608 square feet;*
- *Total of 808,451 square feet of Commercial and Office Uses.*

The typical development patterns for commercial and office land uses generally result in more and/ or larger buildings with proportionately more of the site devoted to parking and circulation than a residential project, such as proposed by this Rezoning application. This residential project proposes to cluster the buildings away from the eagle nests and retain a 660' separation from the nests, preserve 97% of the site's wetlands, and preserve 74% of the site as Open Space. Due to the design characteristics of Commercial and Office uses, it is unlikely that a Commercial and Office project could achieve all of these significant design features that preserve the environmental features to an extraordinary degree. Additionally, the amenity of the Anclote River is more attractive, will be more appreciated and enjoyed by residents of this site than retail customers and commercial/ office employees. It should also be noted that the number of new trips that would be generated by Commercial and Office Uses is significantly larger than the new trips generated by the residential project and this comparison is described in detail in the Transportation Element section of this Narrative.

In summary, the proposed rezoning application to the RPD District as accompanied by a Preliminary Development Plan results in a lower impact on the land due to fewer buildings, and less land devoted to parking and circulation, and extraordinary preservation of the significant and unique environmental characteristics of the site.

The site's wetlands are designated on the City's Future Land Use Map with the Preservation Plan Category. It is expected that the Preservation Plan boundary may not align exactly with the approved jurisdictional line for the site. As of this submittal to the City, the wetlands line has been field approved by the SWFWMD staff and the Applicant intends to submit the jurisdictional line for final approval. It is understood that when SWFWMD approves the final jurisdictional line, the Preservation Plan Category boundary may need to be adjusted so that the Future Land Use Map aligns with the actual jurisdictional line.

Based on this analysis, the proposed Rezoning Application is consistent with this Goal, Objectives and Policies.

GOAL 3 ENSURE THAT NEW DEVELOPMENT AND REDEVELOPMENT IS CONSISTENT WITH THE PUBLIC FACILITY NEEDS OF CURRENT AND FUTURE RESIDENTS AND DISCOURAGES THE PROLIFERATION OF URBAN SPRAWL.

Objective 3.1 Protect the City's municipal water supply from encroachment by incompatible land uses and coordinate future land uses appropriate topography and soil conditions.

***Response**: The project site is within the City's boundaries and within the urbanized area of the City and north Pinellas County. Based on this location, this application does not contribute to the proliferation of urban sprawl and is consistent with this Goal and Objective.*

The Application's consistency with all public facilities is described in detail under the analysis of the Utilities and Transportation Elements, which demonstrate consistency with this Goal and Objective. Further, the site does not propose any incompatible land uses that would be incompatible with the City's water supply. In summary, based on this analysis, the Application is consistent with this Goal and Objective.

GOAL 5 IMPROVE THE QUALITY OF LIFE IN TARPON SPRINGS BY PROVIDING DIVERSE, WELL DESIGNED AND WALKABLE DESTINATIONS BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, WORKPLACES AND TRAVEL CHOICES. THE PRIMARY IMPLEMENTATION OF THIS GOAL SHALL BE THROUGH THE ADOPTION OF THE MULTI-MODAL TRANSPORTATION DISTRICT (MMTD) SHOWN IN FIGURE 7.

Objective 5.1 Create livable, walkable streets that are designed and oriented toward pedestrians, bicycles, and transit. The primary focus for this application shall be within the Multi-Modal Transportation District, however large scale development / redevelopment projects shall also consider application of these standards.

Policy 5.1.1 Design pedestrian-oriented streets to include continuous sidewalks with a minimum width of five feet, buffered from traffic by on-street parking and/or landscaping, and that include pedestrian amenities such as benches, trash receptacles, bus / transit shelters, and lighting.

Policy 5.1.2 Provide a sense of vertical enclosure on streets through minimal front setbacks, similar building heights, and street trees. Building heights should be proportional to the width of the street, preferably a ratio of 1:1 to 1:3. Heights in excess of a ratio of 1:1 shall be required to setback proportionally above the first story.

Objective 5.3 Promote high quality design standards that support the community's image and contribute to its identity and unique sense of place.

Policy 5.3.7 To promote housing diversity and to avoid creation of monotonous developments, the City of Tarpon Springs shall promote the inclusions of a variety of housing types in all residential communities through the City of Tarpon Springs Comprehensive Land Development Code.

Response: *The Preliminary Development Plan proposes a coordinated pedestrian path throughout the entire site that connects all of the buildings and the clubhouse with the Anclote River and outdoor recreational amenity areas. This pedestrian path also travels along the southern edge of the stormwater pond area creating an exercise path/ loop with views overlooking the Anclote River. The development also proposes a nature walking trail from Building 5 on the east side of the site south to the preserved upland peninsula. The proposed pedestrian circulation system is shown on the Preliminary Development Plan. The proposed pedestrian circulation system creates a pedestrian-friendly environment within the project and, therefore, is consistent with this Goal, Objectives and Policy.*

The residential development proposed for this site has been designed to maximize the views and adjacency to the Anclote River. All of the residential buildings are located at substantial distances from the Anclote River, ranging from 175 feet to 450 feet. This clustered design preserves both the view and use of the Anclote River for all of the residents of this development. Therefore, based on this analysis, this Application is consistent with this Goal, Objectives and Policy.

TRANSPORTATION ELEMENT

GOAL 1 PROVIDE FOR A SAFE, CONVENIENT, AND ENERGY EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM THAT SERVES TO INCREASE MOBILITY, REDUCE THE INCIDENCE OF SINGLE-OCCUPANT VEHICLES, EFFICIENTLY UTIIZE ROADWAY CAPACITY, REDUCE THE CONTRIBUTION TO AIR POLLUION FROM MOTORIZED VEHICLS AND IMPROVE THE QUALITY OF LIFE FOR THE CITIZENS OF TARPON SPRINGS.

Objective 1.2 To provide a safe traveling environment for automobiles, bicycles and pedestrians.

Policy 1.2.3 The City shall require that new sidewalks be constructed where technical feasible, as part of new commercial, residential, industrial and mixed- use projects.

Policy 1.2.6 The City shall require the provision of adequate on-site parking and maneuvering space to ensure safe and efficient on-site traffic flow in accordance with the adopted development regulations for new development or redevelopment.

Objective 1.4 To maintain the performance of the major road network within the County while furthering development of a multimodal transportation system that increases mobility for bicyclists, pedestrians and transit users as well as motorists.

Policy 1.4.1 The City shall manage the impacts of land development projects and increase mobility through application of Transportation Element policies and Land Development Code provisions through the site plan review process in accordance with the Pinellas County Mobility Plan.

Response: *With regard to sidewalks, the project proposes a pedestrian circulation system connecting all of the residential buildings with the clubhouse, outdoor amenities and the Anclote River. The specific details of this pedestrian system are shown on the Preliminary Development Plan that accompanies this Rezoning Application. With regard to on-site parking, the project exceeds the number of parking spaces required by the City's Code and has distributed the parking and garages around the five residential buildings for convenient access by all residents.*

With regard to access to the site, the site has frontage on only one improved road which is U.S. Highway 19 on the western boundary of the site. The Applicant's Engineer has met with FDOT who indicated that the driveway location was approved in concept, subject to permitting. FDOT also indicated that a northbound right turn lane from U.S. Highway 19 into the site is warranted which will provide a safe turning movement for residents traveling north towards the site. FDOT has also conceptually approved two new median openings to allow U-turn movements north and south of the site. The U-turn to the north of the site is for residents who depart the site and wish to travel south- their route is to make a right turn out

of the project driveway and travel north to the new median opening, make a U-turn and then travel south. The U-turn to the south of the site of for residents who are approaching the site southbound on U.S. Highway 19- their route is to travel south to the median opening, make a U-turn and continue north to the project entrance. The Applicant understands that all of these improvements are subject to the review and approval of FDOT and will be constructed at the expense of the Applicant.

The Applicant's Engineer has prepared a Traffic Impact Study as required by the City's Land Development Code Section 122.11.04. The Applicant's Engineer collected traffic counts for U.S. Highway 19 to develop a more detailed analysis of the existing number of trips on this road, the new trips proposed by the project and compare them to the capacity of the road. The Study found that U.S. Highway 19 between Klosterman Road on the south and the project driveway will operate within the Level of Service D capacity for the road. Level of Service D is the accepted service level for this road and with the project, the road will continue to operate at Level of Service D; therefore, the project is in compliance with the City's requirement for traffic LOS. For the full analysis, please refer to the Traffic Impact Study prepared by Kimley Horn which was submitted as part of this Rezoning Application.

It is important to compare the estimated traffic that would be generated if the site were developed pursuant to its current GG, General Business Zoning District. The site's current zoning would allow 460,843 square feet of Commercial Uses and 347,608 square feet of Office uses for a total non-residential development of 808,451 square feet. The estimated trips that would be generated by this Commercial and Office development is compared to the estimated trips by the Residential project proposed by this Rezoning Application. The trip comparison of the uses allowed in the current zoning as compared to the proposed zoning is shown in ***Table 3*** *below.*

Table 3
Anclote Harbor
Trip Comparison of Current vs. Proposed Zoning

Current Zoning			***Proposed Zoning***	***Difference Current Zoning Vs. Proposed Zoning***
Commercial 460,843 sf	***Office 347,608 sf***	***Total Non-Residential***	***Residential (404 MF units)***	
252 trips AM	*353 trips AM*	*605 trips AM*	*145 trips AM*	***460 less AM trips 76% less trips***
1,111 trips PM	*372 trips PM*	*1,483 trips PM*	*178 trips PM*	***1,305 less PM trips 88% less trips***

Source: Kimley Horn Peak Hour Trip Generation.

*As shown in **Table 3**, the number of trips estimated to be generated by the proposed residential development is substantially less than the trips generated by the current zoning. In fact, the number of residential trips ranges between 76% fewer trips in the AM peak to 88% fewer trips in the PM peak than the number of trips generated by the commercial and office uses during the same peak timeframes. Therefore, the proposed rezoning has a substantially lower impact on the transportation network and is consistent with Goal 1, Objective 1.2, Objective 1.4 and Policy 1.4.1.*

In summary, based on the analysis above, the Application is consistent with this Goal, Objective and Policies.

COASTAL MANAGEMENT ELEMENT

GOAL 1 THE CITY SHALL PRESERVE, PROTECT AND ENHANCE THE NATURAL AND FUNCTIONAL CHARACTERISTICS OF THE COASTAL PLANNING AREA.

Objective 1.1 Protect and improve the natural resources of the Coastal Planning Area as identified by Figure 19 of this Element.

Policy 1.1.1 Evaluate all wetland areas in Figure 19 for potential preservation designation with a goal of "no net loss of wetlands." Development projects which may affect wetland areas identified in Figure 19 must meet the following criteria and must also be consistent with Policies 1.6.6 and 1.6.7 of the Conservation Goals, Objectives and Policies:

1. **An overall public benefit is provided by the development and the mitigation plan provides an overall improvement to water quality within the applicable watershed.**
2. **Proposed mitigation shall be in the following order of priority:**
   a. **Mitigation on the same site of the development**
   b. **Mitigation within the Planning Area Boundary.**
   c. **Mitigation within the applicable watershed as identified by Southwest Florida Water Management District.**
3. **Mitigation plans which rely on 2.c. above shall also be required to perform some mitigation either on site, adjacent to the development, or within the Planning Are that improves water quality and/ or wildlife habitat.**

Response: *The Application proposes to preserve the natural resources of the site as shown on Figure 19 through the preservation of 97% of the wetlands, protection of the eagle nests and preserving 74% of the site as Open Space. There are two isolated wetlands with a total size of 0.88 acres that are proposed to be mitigated and the remaining 30.23 acres of wetlands will be preserved and not impacted. The wetlands that are proposed for mitigation are composed of two small isolated wetlands (individually 0.74 acres and 0.14 acres in size) and are in the vicinity of Buildings 2 and 4. The location of these isolated wetlands prevents the provision of at-grade parking and a parking garage in close proximity and convenient for the residents of Buildings 2 and 4.*

The Applicant's consultant Bio-Tech Consulting, Inc. has evaluated the retention of these isolated wetlands as compared to an on-site enhancement of wetlands. Bio-Tech Consulting evaluated these two options through the Unified Mitigation Assessment Methodology (UMAM) and concluded that there is an advantage in the on-site wetland enhancement option as compared to retaining the wetlands on site. The Bio-Tech Consulting report dated

July 27, 2020 is included in the Preliminary Development Plan submitted simultaneously with this Rezoning Application.

If these wetlands are not permitted to be mitigated, Buildings 2 and 4 and their related at-grade parking and garage would have to be moved to the north, closer to the eagle nests. With the proposed impact to these isolated wetlands, the project will maintain significant distances from the eagle nests and no buildings will be located within 660 feet of the eagle nests. Therefore, the proposed impact to these wetlands and the onsite mitigation fulfills an overall public benefit by protecting the eagle on the site and is consistent with this Goal, Objective and Policy.

…

Policy 1.1.3 Require a minimum 15 foot buffer zone adjoining all wetlands.

Response: *The project proposes a 50' buffer from wetlands to structures which greatly exceeds the 15' buffer required in this Policy and is in compliance with the larger 50' buffer required by the Residential Planned Development District.*

Based on the project's compliance with the RPD 50' wetland buffer, the Application is consistent with this Goal, Objective and Policies.

<u>Objective 1.4</u> Restrict direct stormwater runoff into the Gulf of Mexico

Policy 1.4.2 Require that post development runoff shall not exceed pre-development runoff for the 25 year frequency storm, 24 hour duration in order to limit adverse impacts of water quantity and quality resulting from development or redevelopment.

Response: *The project has been designed to meet the 25 year storm and 24 hour duration as shown on the Preliminary Development Plan. The Applicant will submit full engineering plans and stormwater calculations as part of the Site Plan review process that demonstrate compliance with this requirement. Based on this analysis, the Application is consistent with this Goal, Objective and Policy.*

CONSERVATION ELEMENT

GOAL 1 **IT IS THE GOAL OF THE CITY OF TARPON SPRINGS TO PRESERVE, CONSERVE, PROTECT, AND MANAGE THE CITY'S WILDLIFE, INCLUDING ENDANGERED AND THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN, MARINE RESOURCES, NATURAL RESOURCES, AND ENERGY RESOURCES.**

Objective 1.5 **Require the preservation of native vegetation during site development by implementing standards of the Land Development Code adopted by May, 1990.**

Policy 1.5.1 **Require the use of xeriscape and other water saving landscaping alternatives for new development adopted in the Land Development Code in May, 1990.**

Response: *The Applicant will preserve the native vegetation on the site to the degree possible based on the planned construction and will meet the standards in the Land Development Code with regard to xeriscape and native plant usage as demonstrated during the Final Development Plan review process. Additionally, since the site contains Significant Upland Habitat as defined in the Comprehensive Plan, the project is required to preserve a minimum of 30% of the overall site as Open Space. As shown on the Preliminary Development Plan, the project proposes to preserve 55.55 acres or 74% of the overall site as Open Space. Based on this analysis, the Applications are consistent with this Goal, Objective and Policy.*

Objective 1.6 **Conserve and preserve the vegetative, wildlife and marine communities identified in Figure 19 through the use of transfer of density rights in accordance with the Future Land Use Designation, flexible zoning techniques, tree protection, wetlands protection and other regulations as established in the Land Development Code adopted in May, 1990.**

Policy 1.6.1 **Require use of the Planned Development performance zoning techniques to implement the clustering of uses as a mechanism to reserve open space and natural habitat areas identified in Figure 19.**

Policy 1.6.3 **Require the conservation and preservation of endangered and threatened species habitats as may be identified during environmental analysis of lands identified in Figure 19.**

Policy 1.6.6 **Preserve/ conserve those areas identified by Figure 19 in accordance with specific regulations related to wetlands, protection, preservation of open space, planned development performance zoning, transfer of density/intensity rights, buffers and setbacks, tree protection, clustering of units and other techniques adopted in the Land Development Code in May, 1990. All lands proposed for development identified by Figure 19**

shall be evaluated in accordance with Section VII, Paragraph H (Environmental Protection and Urban Infill Designations).

Response: *This Rezoning Application is accompanied by a Preliminary Development Plan that proposes to cluster the buildings in the center of the site at great distances from the Anclote River, wetlands and the eagle nests to preserve the wildlife and marine communities of the site and to comply with this Objective and Policies as described in more detail below.*

The Applicant's consultant, Ecological Consulting Solutions, Inc, has conducted a Listed Species Report dated November 16, 2018 that is included in the Preliminary Development Plan submittal. The Listed Species Report concluded that the only listed species that was observed on site was the gopher tortoise. The Florida Wildlife Commission will require a permit to relocate the gopher tortoises to a managed recipient site prior to construction. The Report also noted that there were no Eastern Indigo Snakes observed on the site. However, the United States Fish and Wildlife Service (USFWS) requires mitigation if a site includes habitat suitable for this snake. The mitigation must be accomplished prior to land clearing or construction activities.

The Report also noted the existence of two eagle nests on the site located in close proximity to the Anclote River as shown on the Preliminary Development Plan. The development has been designed to protect the eagle nests and reduce intrusions into the protection zones as described below and depicted on the Preliminary Development Plan:

- *Preserving the wooded area immediately surrounding the nests to create a visual and wind disturbance shield.*
- *Within 100 feet of the eagle nests, there will not be any improvements constructed.*
- *Within 330 feet of the eagle nest, the only improvements will be a portion of the stormwater pond, with all construction activities occurring outside of the nesting season.*
- *Within 660 feet of the eagle nest, the only improvements will be at-grade construction including stormwater ponds, parking and drive aisles; no vertical construction will occur within 660 feet of the nests.*
- *All buildings will be located greater than 660 feet from the eagle nests.*

The Applicant is aware of and will comply with the obligation to avoid construction during the eagle nesting season, generally from October to May, and will obtain the requisite permits from the U.S. Fish and Wildlife Service.

The site design clusters the residential buildings away from the eagle nests to avoid any vertical construction within 660 feet of the eagle nest to provide the highest protection possible for the eagle nest. As described above, the site contains Significant Upland Habitat as defined by the City's Comprehensive Plan which requires the preservation of 30% of the site as Open Space. As demonstrated on the Preliminary Development Plan, the development

proposes to preserve 55.55 acres or 74% of the total site as Open Space, showing compliance with this requirement. In summary, this site design of clustered buildings demonstrates the project's compliance with Policy 1.6.1 to use the Residential Planned Development to preserve open space and natural habitat areas.

Based on this analysis that demonstrates the Applicant's commitment to preserve the environmental features of the site, the Rezoning Application is in compliance with this Goal, Objective and Policies.

Policy 1.6.7 Wetland identified in Figure 19 that are not designated as "Preservation" or "Recreation Open Space" on the Future Land Use Map shall require a future land use amendment to either of these two designations prior to issuance of any construction permits for adjacent upland development.

Response: *The wetlands on the site that are identified in Figure 19 are currently designated as Preservation Plan Category and no Future Land Use Map amendment is needed to protect the wetlands. Therefore, the Rezoning application is consistent with this Policy.*

HOUSING ELEMENT

GOAL 1 THE CITY OF TARPON SPRING SHALL PROVIDE A MIX OF ADEQUATE HOUSING TO MEET THE NEEDS OF THE EXISTING AND FUTURE POPULATION.

Objective 1.1 The City shall assist the private sector in providing a mixture and number of housing types to meet the City's housing needs.

Policy 1.1.1 The City shall provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet the need for additional housing units.

Objective 1.3 The City shall continue to provide adequate services and infrastructure as to adopted level of service identified in the elements of the Comprehensive Plan to accommodate the housing needs of the existing and future population.

Policy 1.3.1 The City shall continue to use the Technical Review committee (TRC) meeting for development proposals which includes the participation of developers.

Policy 1.3.3 The City shall continue to enforce site plan review and building permit processes that requires new housing to locate where public facilities and services are available in accordance with the adopted level of service standards identified in the Comp Plan.

Response: *The Land Use Data Requirements of the Future Land Use Plan estimate that the City's population will increase to a total population in the range of 29,012 -32,603 persons by 2025 which is an increase in the range of 1,651 to 4,496 persons since 2015. In order to house these new citizens, it is estimated that there will need to be an additional 2,282 housing units to meet the housing needs of the increased population. The proposed project will include a total of 404 multifamily residences to assist in meeting the housing needs of future residents. Additionally, the residential project is located where public facilities and services are available and will comply with the level of service standards. Based on this analysis, the Application is consistent with this Goal, Objectives and Policies.*

RECREATION AND OPEN SPACE ELEMENT

GOAL 1 THE CITY SHALL ENSURE THE PROVISION, PROTECTI0N, AND MAINTENANCE OF A COORDINATED, EFFICIENT AND ACCESSIBLE SYSTEM OF PUBLIC AND PRIVATE RECREATIONAL PARKS AND FACILITIES WHICH MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS, VISITORS AND TOURISTS.

Objective 1.1 Eliminate existing recreational deficiencies in order to provide a complete range of recreational opportunities.

Response: *Currently, the City has deficiencies in many of its recreational facilities to varying degrees. These recreational facilities with deficiencies include baseball fields, basketball courts, boat launching ramps, football/ soccer fields, Little League baseball fields and Nature Trail. With regard to Recreational Sites/ Parks, the City is deficient in mini-parks but meets the requirements for Neighborhood and Community Parks.*

The Preliminary Development Plan proposes a significant amount and variety of on-site recreational facilities to minimize the potential impact on the City's recreational facilities and parks. The project will include four recreational areas within the development for its residents and one pocket park to serve all City residents as described below.

- *The first and largest on-site amenity area is the clubhouse area located near the project entrance overlooking the Anclote River. The clubhouse area includes a swimming pool, cabanas, outdoor kitchen and grill area, firepit and poolside lounge and gathering area.*
- *A second outdoor on-site amenity is located in the center of the site between Buildings 2 and 4. This recreational amenity includes an outdoor kitchen and grill, fire pit, shaded gathering area and a playground facility. In close proximity to the central outdoor area and south of Building 4 is a dog park for the enjoyment of residents and their dogs.*
- *The third outdoor on-site amenity for residents is located in the eastern portion of the site adjacent to the Anclote River. This passive park area is proposed for a canoe/kayak launch and a boat dock for residents, subject to approval of the appropriate permits.*
- *The fourth outdoor amenity is a second canoe/kayak launch on the wetland in the southwest portion of the site, in the vicinity of Building 3.*

It is noted that the boat launches and boat dock are subject to permitting by all appropriate agencies.

The development also proposes a pedestrian path that travels throughout the site connecting all of the buildings and the clubhouse. This pedestrian path also travels along the southern edge of the stormwater pond area creating an exercise path and views overlooking the Anclote River.

Finally, the Applicant proposes to donate a waterfront parcel along the Anclote River in the northwest corner of the site to the City. The purpose of this waterfront pocket park is to allow boaters, canoeists and kayakers on the Anclote River a location for a respite break during their river activities. This pocket park will be accessible by boat from the Anclote River and by pedestrians via a sidewalk spur from the U.S. Highway 19 right-of-way to the pocket park. The pocket park will not contain parking and will not be accessible via vehicles. It should be noted that construction of the new sidewalk spur in the U.S. Highway 19 right-of-way to the pocket park is subject to permitting approval by FDOT.

The Rezoning Application through the Preliminary Development Plan proposes significant on-site recreational facilities for its residents. Additionally, the Rezoning site is in close proximity to off-site recreational facilities including the Pinellas Trail, connection under construction for the Coastal Anclote Trail, Sunset Beach, Fred Howard Park, four golf courses and numerous tourist activities within the City's Historic Downtown and Sponge Docks. Finally, the Applicant proposes to donate a pocket park to the City for the benefits of Anclote River boaters. Based on this analysis, the Application is consistent with this Goal and Objective.

UTILITIES ELEMENT

GOAL 1 THE CITY SHALL PROVIDE EFFICIENT SANITARY SEWER SERVICE TO MEET THE EXISTING AND FUTURE NEEDS OF THE SERVICE AREA POPULATION AND SHALL NOT ADVERSELY AFFECT THE NATURAL ENVIRONMENT.

Objective 1.1 To provide the level of service necessary for proper wastewater treatment and disposal in order to ensure the protection of its citizens and the environment.

Policy 1.1.2 The City shall only issue new development permits concurrent with adequate wastewater treatment facility capacity.

Policy 1.1.5 The City's adopted level of service standard for sanitary sewer is 82 gpcd.

Response: *Based on the Data and Analysis in the Utilities Element, the City's wastewater treatment facilities are currently operating at 47% of their capacity, leaving a substantial amount of capacity for growth and new development. The City has issued a Utility Availability Statement indicating that it will be necessary to extend the sewer line to the site from its current location approximately 2,200 feet to the south at the intersection of U.S. Highway 19 and Live Oak Street. The Applicant has also begun coordination with the City's Utility Department to determine the impacts of the proposed development on the City's existing sanitary infrastructure and to discuss options for improvements that may be needed. Based on this analysis, the Applications are consistent with this Goal, Objective and Policies.*

GOAL 2 COLLECT AND DISPENSE OF SOLID WASTE IN THE MOST EFFICIENT, FINANCIALLY FEASIBLE, AND ENVIRONMENTALLY SAFE MANNER, AND RECOVER RESOURCES WHICH HAVE THE POTENTIAL FOR REUSE.

Objective 2.1 To continue to maintain adequate Levels of Service for existing and future populations.

Policy 2.1.1 The adopted Level of Service standard for solid waste is 1.3 tons per person per year. This standard is established for the City of Tarpon Springs and shall be used in determining the availability of facility capacity and the demand created by new development.

Response: *Solid Waste is collected by the City's franchise contractor and taken to the Pinellas County Resource Recovery Plant for disposal. According to the Data and Analysis Section of the City's Utilities Element, the County's Resource Recovery Plant is operating at an acceptable level of service and it is anticipated that the proposed development can be served by the City's Collection system and the Resource Recovery Plant. Based on this analysis, the Application is consistent with this Objective and Policy.*

GOAL 3 **PROVIDE THE MOST COST EFFECTIVE AND EFFICIENT PROVISION OF STORMWATER MANAGEMENT INCLDING THE IMPROVEMENT AND EHNANCEMENT OF STORMWATER QUALITY DISCHARGING INTO LOCAL RECEIVING WATERS, AND PROVIDE MAXIMUM PRACTICAL PROTECTION TO PERSONS, PROERTY AND THE NATURAL ENVIRONMENT.**

Objective 3.1 **To maintain adequate levels of service for existing and future populations.**

Policy 3.1.1 **The adopted Level of Service standard for stormwater management retention facilities is the attenuation of the 25- year frequency storm, 24-hour duration. This standard for the City of Tarpon Springs shall be used in determining the availability of facility capacity and the demand created by new development shall be applied to all new development, redevelopment and for all City stormwater facilities.**

Policy 3.1.2 **The City shall ensure that drainage calculations, signed and sealed by a registered Professional Engineer, are submitted during the site plan review process.**

Response: *Compliance with stormwater management requirements for both attenuation and water quality as required by Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit and the City of Tarpon Springs Land Development Code will be met through a combination of on-site dry retention and wet detention pond systems. The Preliminary Development Plan indicates the location and estimated size of the proposed stormwater management system for the project as designed by a Professional Engineer in compliance with Policy 3.1.1. Further, the proposed water quality and treatment provided will take into account the additional requirements needed for the Anclote River Tidal Watershed and Outstanding Florida Waterbody. The Applicant understands and will comply with the requirement to provide drainage calculations prepared by, signed and sealed by a Professional Engineer during the Final Development Plan Review process. Based on this analysis, the Application is consistent with the Objective and Policies.*

GOAL 4 **PROVIDE, DEVELOP AND MAINTAIN A PERMANENT POTABLE WATER SUPPLY SYSTEM TO MEET ANTICIPATED DEMAND WHILE PROVIDING MAXIMUM PRACTICAL PROTECTION TO THE ENVIRONMENT AT A COST CONSISTENT WITH THE PUBLIC'S ABILITY AND WILLINGNESS TO PAY.**

Objective 4.1 **To maintain adequate Levels of Service for existing and future populations.**

Policy 4.1.1 **The adopted Level of Service standard for potable water is 110 gpcd at a pressure of 50-60 psi. This standard shall be used in determining the availability of facility capacity and demand created by new development.**

Response: *Approximately 80% of the City's Potable water needs are provided by Tampa Bay Water, the regional water supply provider, and sold to its member government. The balance of approximately 20% of the City's water needs are created by the City's public wells and recently constructed reverse osmosis treatment plant. Tampa Bay Water has an ongoing responsibility for developing new sources of water for its member governments. The City's reverse osmosis plant was constructed and brought into service after the Data and Analysis Section of the Utilities Element was prepared so there is no current data on the amount of water generated by the plant, but it is believed to create a substantial amount of additional water supply for current and future residents. Additionally, the City has issued a Utility Availability Statement that indicates potable water service is currently available to serve the development; sewer service will be available to the site upon an extension from the existing line south of the site. Based on this analysis, the Applications are consistent with this Goal, Objective and Policy.*

Standard 2: The available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

Response*: The site is of a sufficient size to accommodate the proposed buildings as well as all of the site development requirements including parking, circulation, stormwater management, and recreational amenities as well as protecting the eagle nest, preserving the wetlands and open space. Therefore, the proposed use is appropriate for the site based on its compliance with all of the City's development requirements and providing an extraordinary level of protection for the environmental features of the site as demonstrated on the Preliminary Development Plan.*

The section of U.S. Highway 19 in which the site is located contains a substantial amount of residential use including Beckett Bay, Brittany Park and River Watch to the north of the site and north of the Anclote River. Additionally, south of the site on the east side of U.S. Highway 19 is a mobile home park fronting on Live Oak Street. To the east of the site is Sail Harbor, a single family detached neighborhood that is accessed via Jasmine Avenue.

On the west side of U.S. Highway 19 at the southern edge of the rezoning site is Anclote Bend, an unconstructed single family subdivision. Other than Anclote Bend, the balance of the area located to the west of the site and on the west side of U.S. Highway 19 is the Anclote River, its marshes and the upland area of the Anclote River Park. Even though U.S. Highway 19 is a major commercial corridor to the south of the site, the more typical land uses in the immediate vicinity of the site are residential in nature. Therefore, the proposed residential use for this site is compatible with the existing residential nature of the surrounding area.

Based on this analysis, the Application proposes residential use that is appropriate to the site, is compatible with the existing and planned residential uses in the area, and, therefore, is consistent with Standard 2.

Standard 3: The amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.

Response: *The site is an undeveloped site on a major road and within the urbanized area of the City of Tarpon Springs. Although the site has previously been approved for commercial and office uses, the more appropriate use for the site is for residential use compatible with the surrounding residential uses and to take advantage of the Anclote River as an amenity for the residents. The site is located within the City's utility service area, City potable water service is currently available to the site, and sanitary sewer service is available with an extension of the line to the site.*

Based on this analysis, the Application constitutes efficient and orderly development, does not have a negative impact on the City's growth pattern, and, therefore, the Application is consistent with Standard 3.

Standard 4: The amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide available public facilities, including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities. Compliance with the adopted Levels of Service Standards can be demonstrated if necessary.

Response: *In the section of this report responding to Standard 1, Compliance with the Comprehensive Plan, an analysis has been provided to demonstrate that the public facilities of transportation, water and sewer, solid waste, drainage and recreation are available to the site. Please refer to that analysis for more information.*

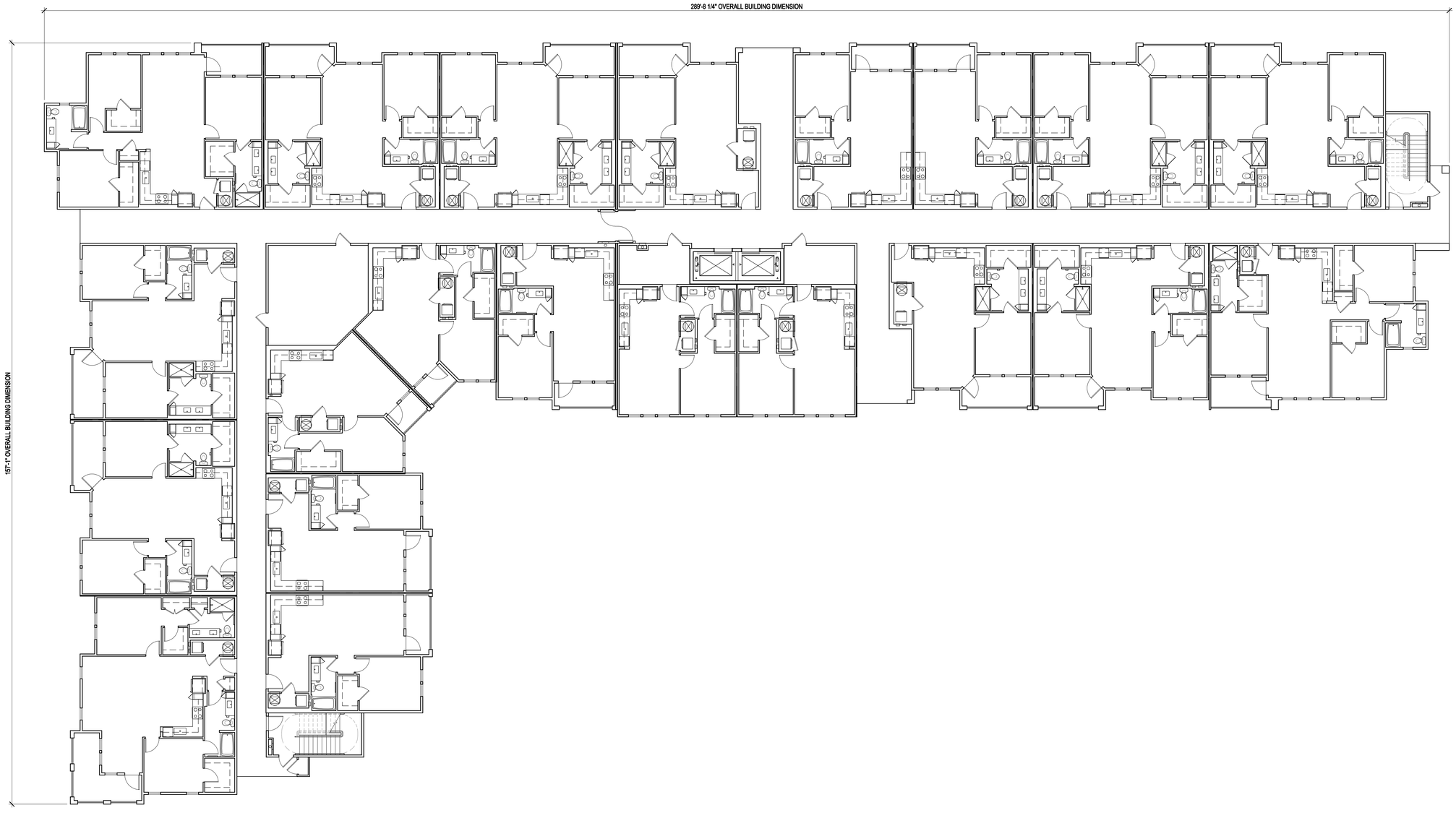
With regard to education, this service is provided on a County-wide basis by the Pinellas County School Board and due to the slow growth in school-age children County-wide, there is adequate capacity with the existing school facilities.

With regard to fire protection and library facilities, the development will pay City of Tarpon Springs' impact fees for these facilities to mitigate for the project's impact. It should also be noted that upon construction, the new development will be added to the City's tax base, the site's assessed value will increase dramatically based on new construction of 404 multifamily units, and a significant amount of new ad valorem taxes will be provided to the City on an annual basis.

Based on this analysis, the Application is consistent with Standard 4.

ANCLOTE HARBOR
REZONING APPLICATION
LIST OF SUPPLEMENTAL DOCUMENTS

A2- Rezoning Narrative
A3- Boundary, Tree and Wetland Surveys
A4- Proof of Ownership via a Deed
A5- Hurricane Shelter Space Impact Study
A6- Traffic Impact Study



1 Building Type I - First Floor Plan

3/32" = 1'-0"

Scale: 1 = 128

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Anclote Harbor Apartments

Tarpon Springs, FL

08/13/2020
Andrew Scott Roark
AR97193

Preliminary - Not For Construction

SET DISTRIBUTIONS:

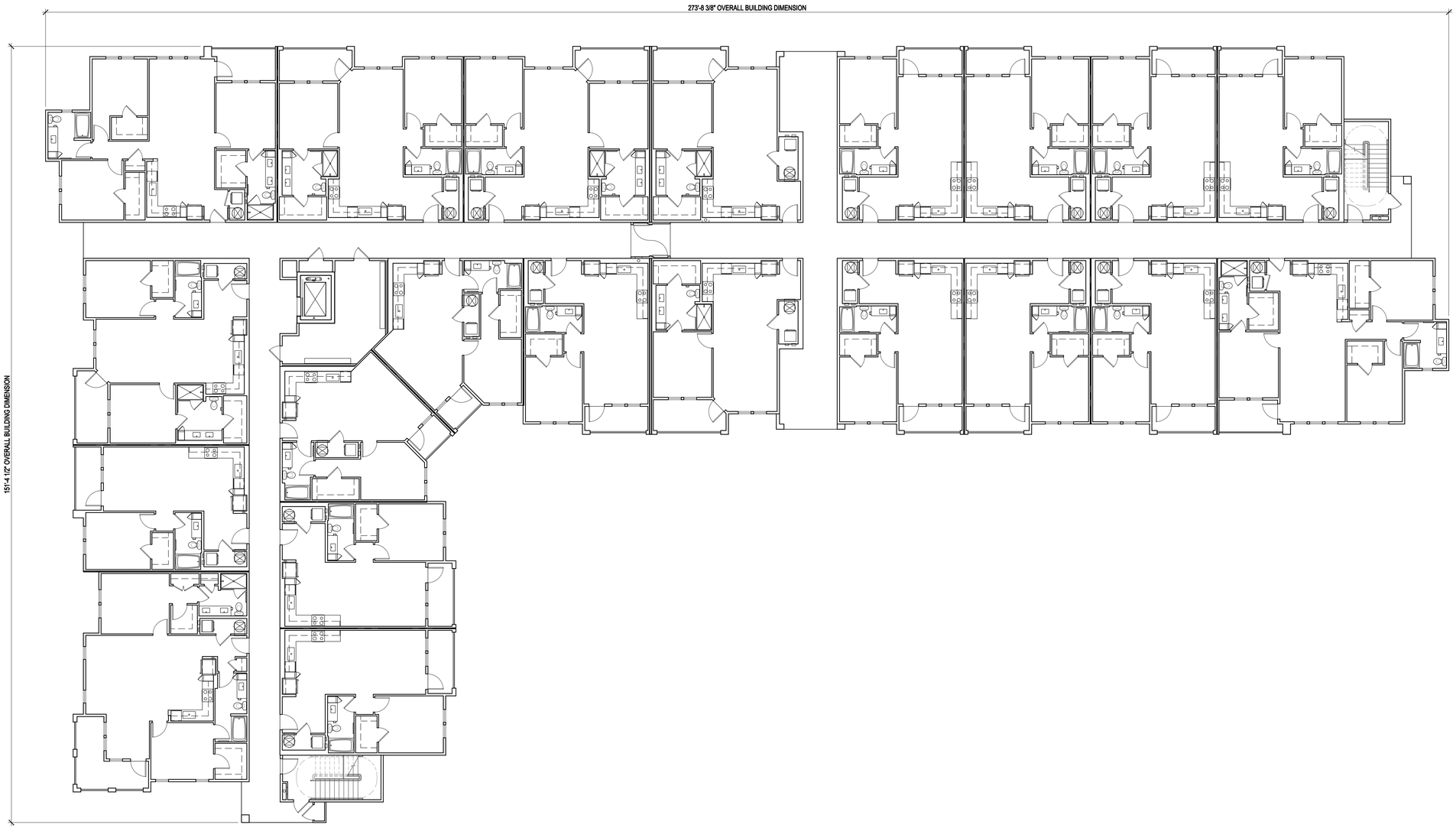
SHEET REVISIONS:

PROJECT NO. 3721

Building Type I

First Floor Plan

A5.11



1 Building Type II - First Floor Plan

3/32" = 1'-0"

Scale: 1 = 128

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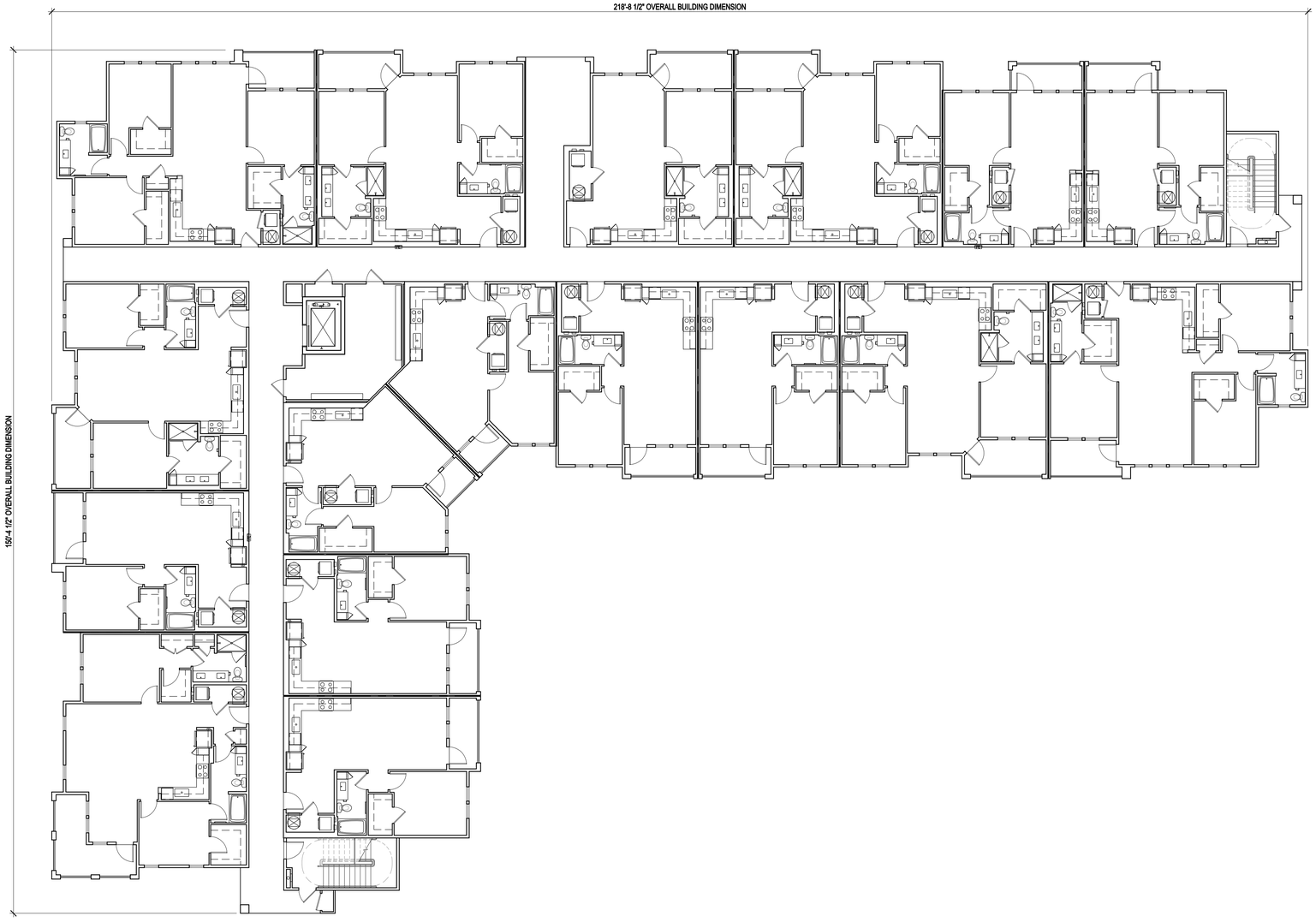
Building Type II

First Floor Plan

A5.21



1 Building Type III - First Floor Plan

3/32" = 1'-0"

Scale: 1 = 128

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AR97193

Preliminary - Not For Construction

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PROJECT NO. 3721

Building Type III

First Floor Plan

A5.31

Rear Elevation

3/32" = 1'-0"

Front Elevation

3/32" = 1'-0"

Inside Corner Elevation

3/32" = 1'-0"

SW 7005 Pure White Body Color 1, Panel & Trim	SW 6176 Liveable Green, Body Color 2
SW 9128Green Onyx, Body Color 3	SW 7061Night Owl Shutters & Doors
SW 6993 Black of Night Railings	Georgetown Gray Certainleed Landmark Shingles,

Color Elevation

TYPE - IC

ANCLOTE HARBOR APARTMENTS

12 AUG 2020 ▪ Tarpon Springs, FL

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Left Elevation

3/32" = 1'-0"

Right Elevation

3/32" = 1'-0"

SW 7005 Pure White Body Color 1, Panel & Trim	SW 6176 Liveable Green, Body Color 2
SW 9128Green Onyx, Body Color 3	SW 7061Night Owl Shutters & Doors
SW 6993 Black of Night Railings	Georgetown Gray Certainleed Landmark Shingles,

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Color Elevation

ANCLOTE HARBOR APARTMENTS

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EXHIBIT A

PROPOSED LANDSCAPE NARRATIVE

OVERVIEW

This document outlines the proposed landscape species along with anticipated locations and anticipated quantities of proposed trees throughout the Anclote Harbor Multi-Family project site. The selection of plant material is designed to celebrate and honor the unique contextual environment and character surrounding the project location. Priority will be placed on utilizing native Florida vegetation species throughout the site. Any additional vegetation will be Florida Friendly certified.

PROPOSED LANDSCAPE MATERIAL SPECIES

Shade / Canopy Trees

Bald Cypress	*Taxodium distichum*
Southern Live Oak	*Quercus virginiana*
Shumard Oak	*Quercus shumardii*
Red Maple	*Acer x freemanii 'Jeffersred'*
Sycamore	*Plantanus occidentalis*
Southern Magnolia	*Magnolia grandiflora 'Bracken's Brown Beauty'*
Slash Pine	*Pinus elliotti*
Lacebark Elm	*Ulmus parvifolia "Emer II" ALLEE*
Japanese Blueberry Tree	*Elaeocarpus decipiens*

Understory / Ornamental Trees

Dahoon Holly	*Ilex cassine*
Eagleston Holly	*Ilex x attenuata 'Eagleston'*
Ligustrum Tree	*Ligustrum lucidum*
Yellow Tabebuia	Tabebuia chrysotricha
Pink Tabebuia	*Tabebuia heterophylla*
Southern Wax Myrtle	*Myrica cerifera*

Palm Trees

Sabal Palm	*Sabal palmetto*
Ribbon Palm	*Livistona decora*
Foxtail Palm	*Wodyetia bifurcata*

Shrubs

Dwarf Fakahatchee Grass	*Tripsacum floridanum*
Pink Muhly Grass	*Muhlenbergia capillaris*
Sandcord Grass	*Spartina bakeri*
Coontie	*Zamia integrifolia*
Dwarf Firebush	*Hamelia patens 'Compacta' and ‘Firefly’*
Dwarf Yaupon Holly	*Ilex vomitoria 'Schillings'*
Dwarf Burford Holly	*Ilex cornuta 'Dwarf Burford'*
Blue Plumbago	*Plumbago auriculate*
Needlepoint Holly	*Ilex cornuta 'Needlepoint'*
Sweet Viburnum	*Viburnum odoratissimum*
Podocarpus	*Podocarpus macrophyllus*
Thryallis	*Galphimia glauca*

Groundcovers

New Gold Lantana	*Lantana x ‘New Gold’*
Parsonii Juniper	*Juniperus chinensis 'Parsonii'*
Stalked Bulbine	*Bulbine frutescens*
Perennial Peanut	*Arachis glabrata*
Liriope	*Liriope muscari ‘Super Blue’*
Minima Jasmine	*Trachelospermum asiaticum ‘Minima’*
Lily of the Nile	*Agapanthus*
Blue Daze	*Evolvulus 'Blue My Mind'*

ANTICIPATED LOCATIONS OF PROPOSED TREE SPECIES

US 19 Frontage Buffer:

- Southern Live Oak
- Southern Magnolia

Surface Parking Lots:

- Southern Live Oak
- Sycamore
- Lacebark Elm
- Japanese Blueberry Tree
- Dahoon Holly
- Southern Wax Myrtle

Pond Banks and Upland Perimeter:

- Bald Cypress
- Red Maple
- Sycamore
- Sabal Palm
- Slash Pine
- Southern Live Oak

Building Façade:

- Southern Magnolia
- Sabal Palm
- Dahoon Holly
- Eagleston Holly
- Ligustrum Tree
- Japanese Blueberry Tree

Amenity Areas:

- Southern Live Oak
- Shumard Oak
- Southern Magnolia
- Sycamore
- Slash Pine
- Sabal Palm
- Ribbon Palm
- Dahoon Holly
- Eagleston Holly
- Ligustrum Tree
- Japanese Blueberry Tree
- Yellow / Pink Tabebuia
- Foxtail Palm

EXPECTED QUANTITIES OF PROPOSED TREES

US 19 Frontage Buffer

Code Requirement – Sec.134.05(B)(1) Parking Lots Abutting Public Right-of-Way

1 Tree / 30 LF required along parking lots abutting US19

Anticipated lineal footage of parking lot abutting US19 = 150 LF

Expected Quantity of Trees Provided = **5 Shade / Canopy Trees**

Surface Parking Lots

Code Requirement – Sec.134.05(C) Interior Landscaping within Parking Lots

1 Tree / internal landscape area

Anticipated quantity of internal landscape areas = 90 internal landscape areas

Expected Quantity of Trees Provided = **90 Shade / Canopy Trees**

Pond Banks and Upland Perimeter

Code Requirement – Sec.134.07 Retention / Detention Ponds

Perimeter of the banks of retention / detention ponds to be planted at a coverage rate of 20%

Anticipated retention / detention pond bank area = (100,312 SF x .2) / 300 SF per tree

Expected Quantity of Trees Provided = **67 Shade / Canopy Trees**

Building Façade

Code Requirement – N/A (anticipated enhanced shade trees)

Expected Quantity of Trees Provided = **40 Shade / Canopy Trees**

Amenity Areas

Code Requirement – N/A (anticipated enhanced shade trees)

Expected Quantity of Trees Provided = **30 Shade / Canopy Trees**

Minimum Tree Planting Criteria Calculations:

Code Requirement – Sec. 134.04 Minimum Tree Planting

Lots over 15,000 SF require 8 trees + 1 tree for each 2,000 SF in excess of 15,000 SF

Lot Size (*Total Site Acreage*):	72.62 AC
Wetlands:	30.81 AC
Uplands (*Tree Survey Area*):	41.81 AC
Proposed on-site Stormwater Ponds:	8.83 AC
Qualifying Acreage for Minimum Tree Planting:	32.98 AC (1,436,609 SF)

Total Required Shade Trees: 719 Required Shade Trees

((1,436,609 SF – 15,000 SF) / 2,000 SF per tree)) + 8 trees = 719 Trees

Shade Trees Identified per Tree Survey:	2,403 Identified Shade Trees
(excludes palms and invasive species)	
Preserved Shade Trees:	1,184 Preserved Shade Trees
Proposed Code Shade Trees:	162 Proposed Shade Trees
Anticipated Enhanced Shade Trees:	70 Anticipated Enhanced Shade Trees
Total Provided Shade Trees:	1,416 Provided Shade Trees

REFERENCE IMAGES

Sabal Palm

Bald Cypress

Sycamore Tree

Live Oak

Southern Magnolia

Lacebark Elm

Red Maple

Slash Pine

Southern Wax Myrtle

Dahoon Holly

Eagleston Holly

Ligustrum Tree

Japanese Blueberry Tree

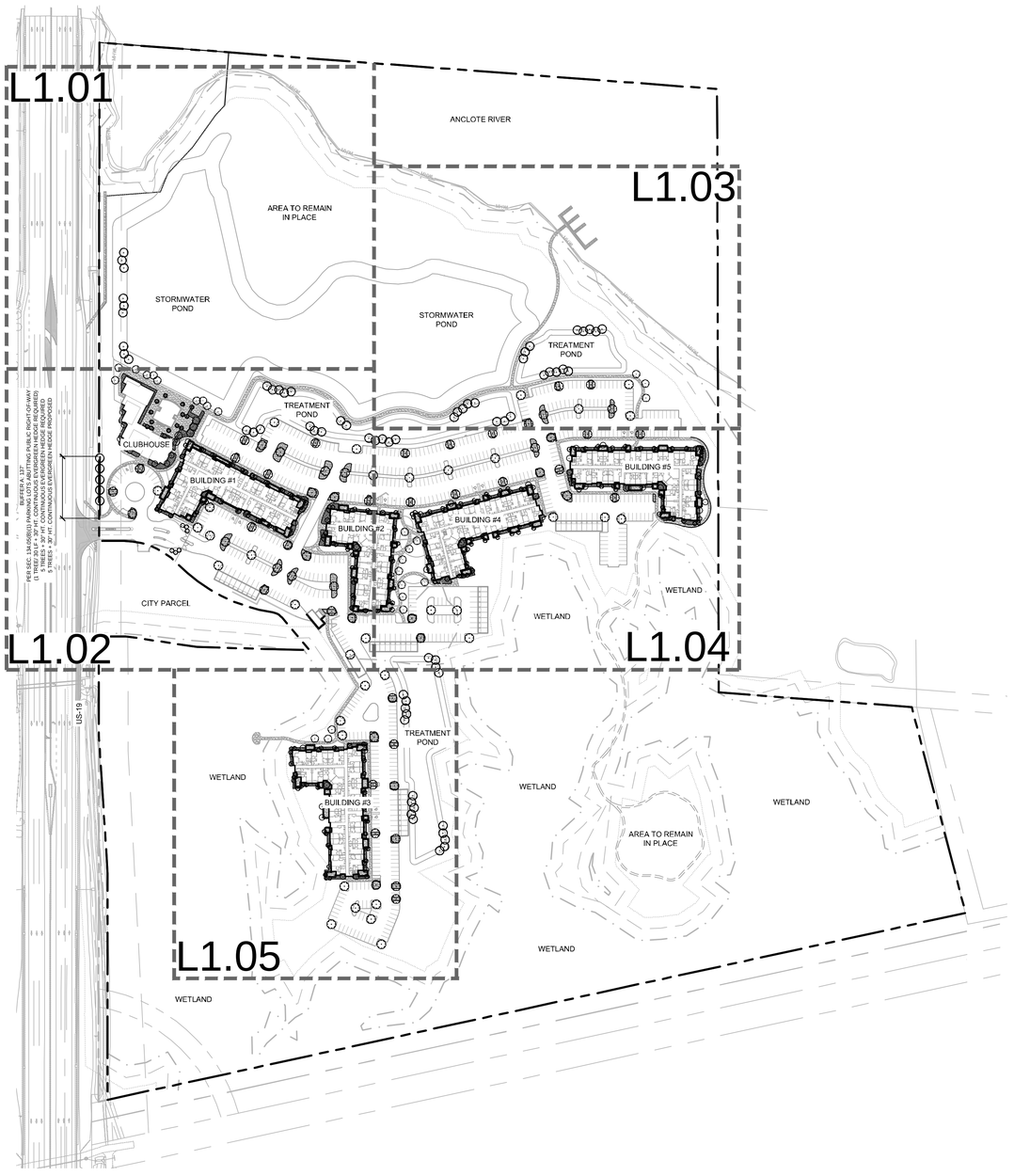
Ribbon Palm

Yellow Tabebuia

Pink Tabebuia

Shumard Oak

Foxtail Palm



CODE MINIMUM LANDSCAPE

CODE LANDSCAPE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	BS	5	BUFFER SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.	-	FG	3" CAL MIN	10` HT., 4` SPR.
	RT	67	POND BANK SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.	-	FG	3" CAL MIN	10` HT., 4` SPR.
	VS	90	VUA SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.	-	FG	3" CAL MIN	10` HT., 4` SPR

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	SS2	31	SCREENING SHRUB FULL, FL#1	-	7 GAL	36" OC	36" HT MIN
	VA	44	VUA PERIMETER HEDGE CONTINUOUS EVERGREEN HEDGE	-	3 GAL	36" OC	30" FULL

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	VL	14,730 SF	VUA LANDSCAPE AREA FULL, FL#1 PLANT MATERIAL, AREA SHALL BE SURFACED WITH GRASS, GROUNDCOVERS, SHRUBS, OR 2" OF WOOD CHIPS OR BARK	-	3 GAL	18" FULL	30" OC

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	PINE BARK MULCH	3 " DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE'/ ARGENTINE BAHIA GRASS	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE
SOD	TBD	PTENOTAPHRUM SECUNDATUM 'FLORATAM' FLORATAM ST. AUGUSTINE GRASS	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE

ANTICIPATED ENHANCED LANDSCAPE

CODE LANDSCAPE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AS	30	AMENITY AREA SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.	-	FG	3" CAL MIN	10` HT., 4` SPR
	BPS	40	BLDG PERIMETER SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.	-	FG	3" CAL MIN	10` HT., 4` SPR

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	BPP	211	BLDG PERIMETER PALM ANTICIPATED ENHANCED LANDSCAPE FL #1, 14 CAL. MIN.	-	FG	HEAVY	12` - 18` CT

UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	BPU	29	BLDG PERIMETER UNDERSTORY TREE ANTICIPATED ENHANCED LANDSCAPE MULTI-TRUNK, 3 TRUNK MIN., FL#1	-	FG	5" CAL. TOT.	7` HT., 4` SPR.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	SS2	1,099	SCREENING SHRUB FULL, FL#1	-	7 GAL	36" OC	36" HT MIN

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	BL	23,646 SF	BUILDING PERIMETER LANDSCAPE ANTICIPATED ENHANCED LANDSCAPE - FULL, FL#1 PLANT MATERIAL	-	3 GAL	18" FULL	30" OC

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE 1 (ONE) YEAR WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. MINIMUM CLEARANCES SHALL BE PROVIDED FROM PUBLICLY OWNED UTILITIES WHEN INSTALLING TREES:
LARGE SPECIES 20 FEET, MEDIUM SPECIES 15 FEET AND SMALL SPECIES 10 FEET
19. AT CONCLUSION OF CONTRACTOR WARRANTY PERIOD ON PLANT MATERIAL, THE PROPERTY OWNER SHALL BE SOLELY RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF ALL LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED SITE PLAN SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, AND ALL LANDSCAPED AREAS ARE TO BE KEPT FREE FROM REFUSE AND DEBRIS. FOR REQUIRED LANDSCAPE AREAS WHICH DIE FROM LACK OF MAINTENANCE, DISEASE, OR OTHER NATURAL OCCURRENCE, THE CITY STAFF SHALL REQUIRE RE-LANDSCAPING. THIS SHALL BE APPLICABLE TO ALL REQUIRED LANDSCAPING, WHETHER INSTALLED UNDER THE TERMS OF THIS CODE OR A PREVIOUS ORDINANCE.

CONCEPT PLANT SELECTION

SHADE TREES:
- QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- QUERCUS SHUMARDII / SHUMARD OAK
- ACER X FREEMANII 'JEFFERSRED' / RED MAPLE
- MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / SOUTHERN MAGNOLIA
- TAXODIUM DISTICHUM / BALD CYPRESS
- PLATANUS OCCIDENTALIS / SYCAMORE
- PINUS ELLIOTTI/ SLASH PINE
- ULMUS PARVIFOLIA "EMER II" ALLEE / LACEBARK ELM
- ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY

PALM TREES:
- SABAL PALMETTO / CABBAGE PALMETTO
- LIVISTONA DECORA / RIBBON PALM
- WODYETIA BIFURCATA / FOXTAIL PALM

UNDERSTORY TREE:
- ILEX ATTENUATA 'EAGLESTON' / EAGLESTON HOLLY
- ILEX CASSINE/ DAHOON HOLLY
- LIGUSTRUM LUCIDUM / TREE LIGUSTRUM
- TABEBUIA CHRYSOTRICHA / YELLOW TABEBUIA
- TABEBUIA HETEROPHYLLA / PINK TABEBUIA
- MYRICA CERIFERA / SOUTHERN WAX MYRTLE

SHRUBS:
- VIBURNUM ODORATISSIMUM / SWEET VIBURNUM
- PODOCARPUS MACROPHYLLUS / PODOCARPUS
- HAMELIA PATENS 'COMPACTA'/ DWARF SCARLET BUSH
- MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
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- SPARTINA BAKERI / SANDCORD GRASS
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- ILEX CORNUTA 'DWARF BURFORD' / DWARD BURFORD HOLLY
- ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY
- PLUMBAGO AURICULATA / BLUE PLUMBAGO
- GALPHIMIA GRACILIS / THRYALLIS

GROUND COVERS:
- JUNIPERUS CHINENSIS 'PARSONII' / PARSON'S JUNIPER
- TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA JASMINE
- VARIEGATED BULBINE FRUTESCENS / STALKED BULBINE
- ARACHIS GLABRATA / PERENNIAL PEANUT
- LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
- LIRIOPE MUSCARI / LIRIOPE
- AGAPANTHUS / LILY OF THE NILE
- EVOLVULUS 'BLUE MY MIND' / BLUE DAZE

ANTICIPATED LOCATIONS OF PROPOSED TREE SPECIES

US 19 FRONTAGE BUFFER:
- SOUTHERN LIVE OAK
- SOUTHERN MAGNOLIA

SURFACE PARKING LOTS:
- SOUTHERN LIVE OAK
- SYCAMORE
- LACEBARK ELM
- JAPANESE BLUEBERRY TREE
- DAHOON HOLLY
- SOUTHERN WAX MYRTLE

POND BANKS AND UPLAND PERIMETER:
- BALD CYPRESS
- RED MAPLE
- SYCAMORE
- SABAL PALM
- SLASH PINE
- SOUTHERN LIVE OAK

BUILDING FAÇADE:
- SOUTHERN MAGNOLIA
- SABAL PALM
- DAHOON HOLLY
- EAGLESTON HOLLY
- LIGUSTRUM TREE
- JAPANESE BLUEBERRY TREE

AMENITY AREAS:
- SOUTHERN LIVE OAK
- SHUMARD OAK
- SOUTHERN MAGNOLIA
- SYCAMORE
- SLASH PINE
- SABAL PALM
- RIBBON PALM
- DAHOON HOLLY
- EAGLESTON HOLLY
- LIGUSTRUM TREE
- JAPANESE BLUEBERRY TREE
- YELLOW / PINK TABEBUIA
- FOXTAIL PALM

TARPON SPRINGS LANDSCAPE CODE		
CODE	REQUIRED	PROPOSED
PARKING LOTS ABUTTING PUBLIC RIGHTS-OF-WAY - SEC 134.05(B)(1) *1 CANOPY TREE/ 30LF* *CONTINUOUS HEDGE*	BUFFER A: 5 CANOPY TREES CONTINUOUS HEDGE	BUFFER A: 5 CANOPY TREES, CONTINUOUS HEDGE
INTERIOR LANDSCAPING WITHIN PARKING LOTS - SEC 134.05(C) *1 CANOPY TREE / INTERNAL ISLAND* *100 SF LANDSCAPE AREA / 5 PARKING SPACES*	90 SHADE TREES (716 SPACES / 5) X 100 SF = 14,320 SF	90 SHADE TREES, 14,730 SF
RETENTION/DETENTION PONDS - SEC 134.07 *BANKS TO BE PLANTED AT A COVERAGE RATE OF 20%*	(100,312 SF X 20%) / 300 SF / TREE = 67 SHADE TREES	67 SHADE TREES
MINIMUM TREE PLANTING - SEC 134.04 LOTS OVER 15,000 SF REQUIRE 8 TREES + 1 TREE FOR EACH 2,000 SF IN EXCESS OF 15,000 SF	LOT SIZE (*TOTAL SITE ACREAGE*): 72.62 AC WETLANDS: 30.81 AC UPLANDS (*TREE SURVEY AREA*): 41.81 AC PROPOSED ON-SITE STORMWATER PONDS: 8.83 AC QUALIFYING ACREAGE FOR MINIMUM TREE PLANTING: 32.98 AC (1,436,609 SF) TOTAL REQUIRED SHADE TREES: *((1,436,609 SF - 15,000 SF) / 2,000 SF PER TREE)) + 8 TREES =* ***719 TREES***	SHADE TREES IDENTIFIED PER TREE SURVEY: 2,403 IDENTIFIED SHADE TREES *(EXCLUDES PALMS AND INVASIVE SPECIES)* PRESERVED SHADE TREES: 1,184 PRESERVED SHADE TREES PROPOSED CODE SHADE TREES: 162 SHADE TREES ANTICIPATED ENHANCED SHADE TREES: 70 SHADE TREES TOTAL PROVIDED SHADE TREES: **1,416** PROVIDED SHADE TREES

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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No.	REVISIONS	DATE	BY

Kimley»Horn
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655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460 CA 00000696
WWW.KIMLEY-HORN.COM

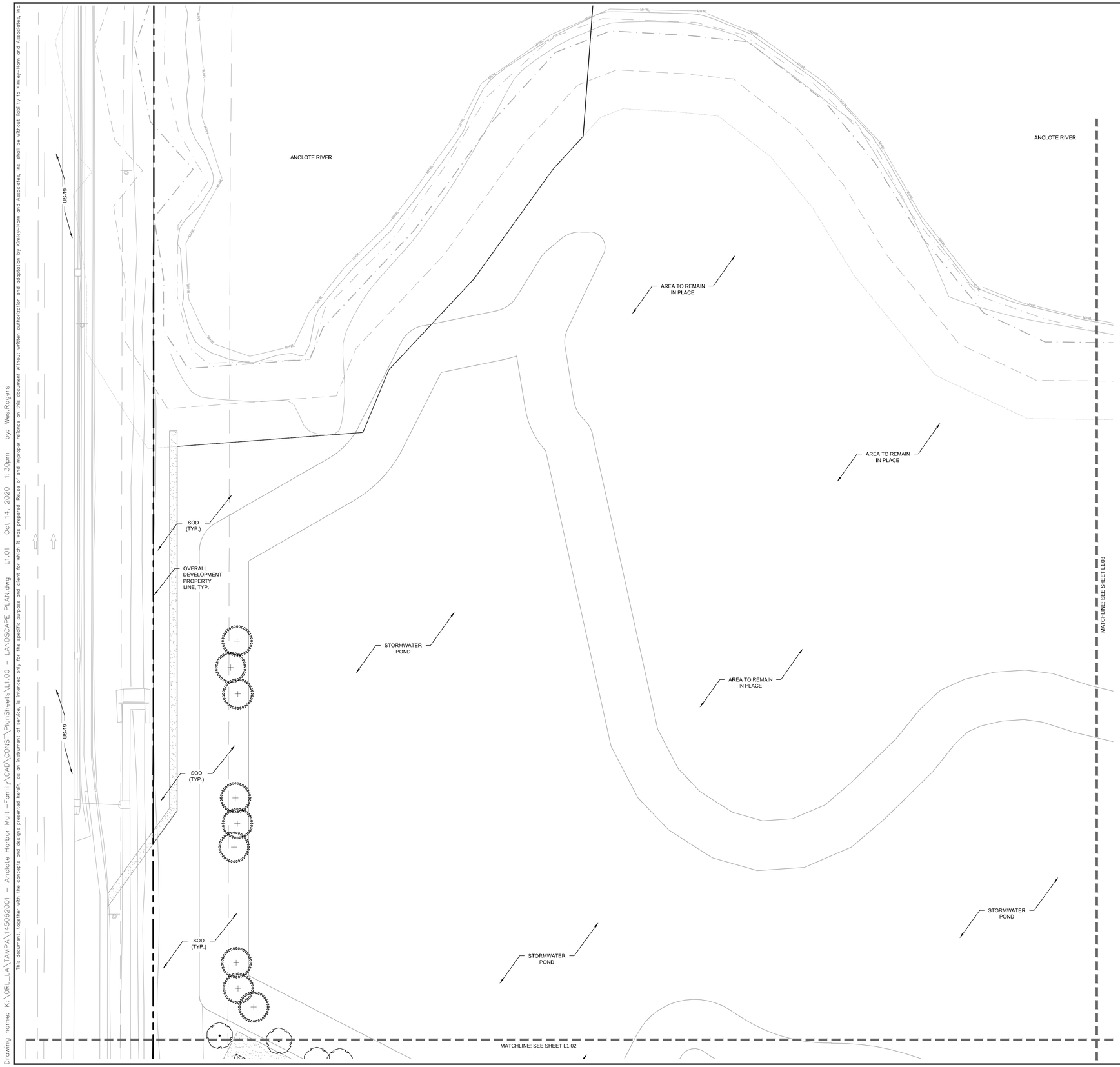
DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	SKP	SKP	WMR

OVERALL LANDSCAPE PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L1.00



CODE MIN. LANDSCAPE

CODE LANDSCAPE	CODE	BOTANICAL NAME
	BS	BUFFER SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
	RT	POND BANK SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
	VS	VUA SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.

SHRUBS	CODE	BOTANICAL NAME
	SS2	SCREENING SHRUB FULL, FL#1
	VA	VUA PERIMETER HEDGE CONTINUOUS EVERGREEN HEDGE

SHRUB AREAS	CODE	BOTANICAL NAME
	VL	VUA LANDSCAPE AREA FULL, FL#1 PLANT MATERIAL, AREA SHALL BE SURFACED WITH GRASS, GROUNDCOVERS, SHRUBS, OR 2" OF WOOD CHIPS OR BARK

ENHANCED LANDSCAPE

CODE LANDSCAPE	CODE	BOTANICAL NAME
	AS	AMENITY AREA SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
	BPS	BLDG PERIMETER SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.

PALM TREES	CODE	BOTANICAL NAME
	BPP	BLDG PERIMETER PALM ANTICIPATED ENHANCED LANDSCAPE FL #1, 14 CAL. MIN.

UNDERSTORY TREES	CODE	BOTANICAL NAME
	BPU	BLDG PERIMETER UNDERSTORY TREE ANTICIPATED ENHANCED LANDSCAPE MULTI-TRUNK, 3 TRUNK MIN., FL#1

SHRUBS	CODE	BOTANICAL NAME
	SS2	SCREENING SHRUB FULL, FL#1

SHRUB AREAS	CODE	BOTANICAL NAME
	BL	BUILDING PERIMETER LANDSCAPE ANTICIPATED ENHANCED LANDSCAPE - FULL, FL#1 PLANT MATERIAL

CONCEPT PLANT SELECTION

SHADE TREES:
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- QUERCUS SHUMARDII / SHUMARD OAK
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- EVOLVULUS 'BLUE MY MIND' / BLUE DAZE

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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Kimley»Horn
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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

SCALE

DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR

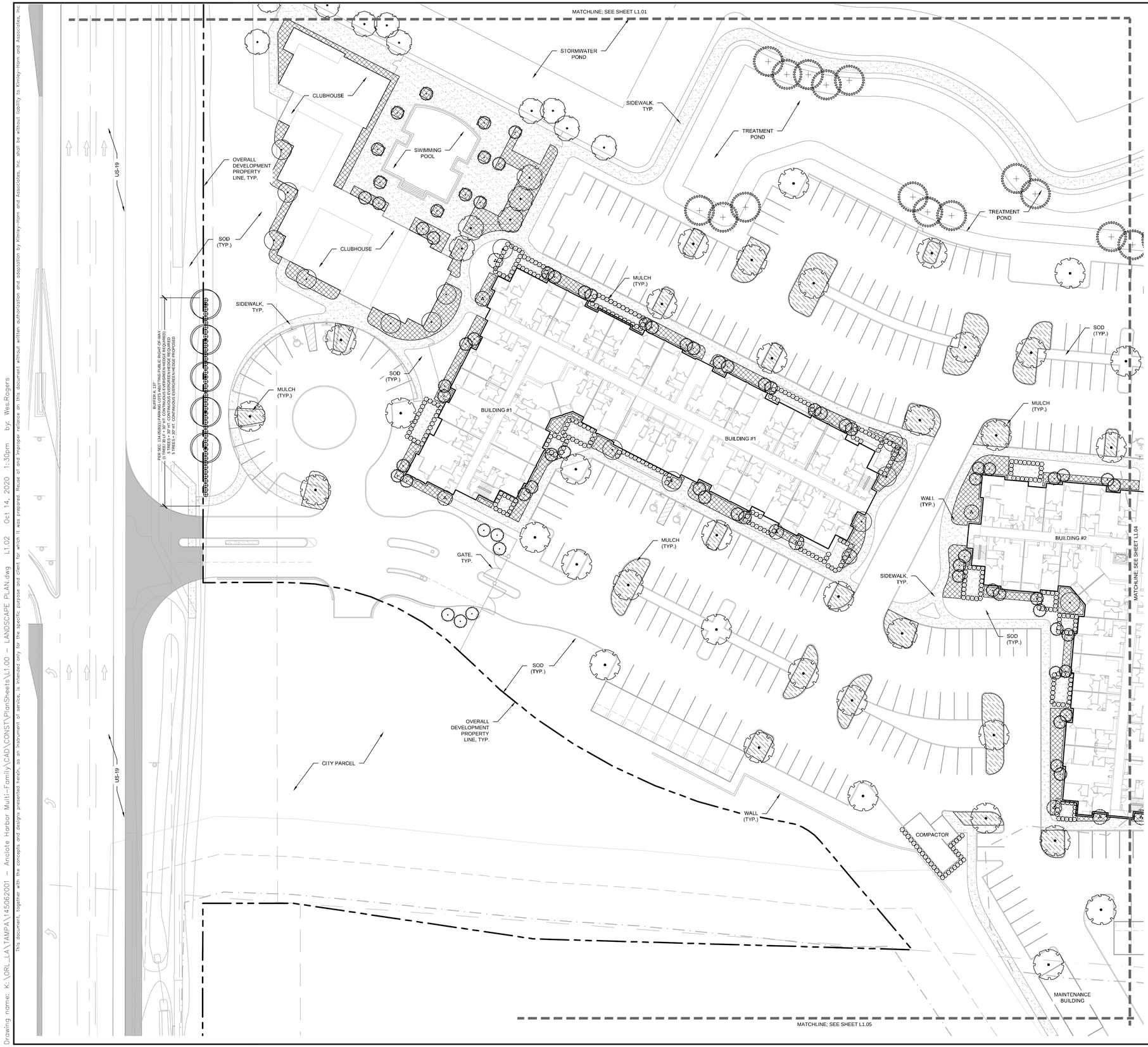
DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

LANDSCAPE PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L1.01

Drawing name: K:\ORL_LA\TAMPA\145062001 - Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L1.00 - LANDSCAPE PLAN.dwg L1.01 Oct 14, 2020 1:30pm by: Wes.Rogers



CODE MIN. LANDSCAPE

CODE LANDSCAPE	CODE	BOTANICAL NAME
	BS	BUFFER SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6' CT MIN.
	RT	POND BANK SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6' CT MIN.
	VS	VUA SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6' CT MIN.
SHRUBS	**CODE**	**BOTANICAL NAME**
	SS2	SCREENING SHRUB FULL, FL#1
	VA	VUA PERIMETER HEDGE CONTINUOUS EVERGREEN HEDGE
SHRUB AREAS	**CODE**	**BOTANICAL NAME**
	VL	VUA LANDSCAPE AREA FULL, FL#1 PLANT MATERIAL, AREA SHALL BE SURFACED WITH GRASS, GROUNDCOVERS, SHRUBS, OR 2" OF WOOD CHIPS OR BARK

ENHANCED LANDSCAPE

CODE LANDSCAPE	CODE	BOTANICAL NAME
	AS	AMENITY AREA SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6' CT MIN.
	BPS	BLDG PERIMETER SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6' CT MIN.
PALM TREES	**CODE**	**BOTANICAL NAME**
	BPP	BLDG PERIMETER PALM ANTICIPATED ENHANCED LANDSCAPE FL #1, 14 CAL. MIN.
UNDERSTORY TREES	**CODE**	**BOTANICAL NAME**
	BPU	BLDG PERIMETER UNDERSTORY TREE ANTICIPATED ENHANCED LANDSCAPE MULTI-TRUNK, 3 TRUNK MIN., FL#1
SHRUBS	**CODE**	**BOTANICAL NAME**
	SS2	SCREENING SHRUB FULL, FL#1
SHRUB AREAS	**CODE**	**BOTANICAL NAME**
	BL	BUILDING PERIMETER LANDSCAPE ANTICIPATED ENHANCED LANDSCAPE - FULL, FL#1 PLANT MATERIAL

CONCEPT PLANT SELECTION

SHADE TREES:
- QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- QUERCUS SHUMARDII / SHUMARD OAK
- ACER X FREEMANII 'JEFFERSRED' / RED MAPLE
- MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / SOUTHERN MAGNOLIA
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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

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No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

SCALE

DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR

DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

LANDSCAPE PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L1.02

Drawing name: K:\ORL_LA\TAMPA\145062001 - Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L1.00 - LANDSCAPE PLAN.dwg L1.02 Oct 14, 2020 1:30pm by: Wes.Rogers

CODE MIN. LANDSCAPE

CODE LANDSCAPE	CODE	BOTANICAL NAME
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	VA	VUA PERIMETER HEDGE CONTINUOUS EVERGREEN HEDGE
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ENHANCED LANDSCAPE

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	AS	AMENITY AREA SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
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	BPU	BLDG PERIMETER UNDERSTORY TREE ANTICIPATED ENHANCED LANDSCAPE MULTI-TRUNK, 3 TRUNK MIN., FL#1
SHRUBS	**CODE**	**BOTANICAL NAME**
	SS2	SCREENING SHRUB FULL, FL#1
SHRUB AREAS	**CODE**	**BOTANICAL NAME**
	BL	BUILDING PERIMETER LANDSCAPE ANTICIPATED ENHANCED LANDSCAPE - FULL, FL#1 PLANT MATERIAL

CONCEPT PLANT SELECTION

SHADE TREES:
- QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- QUERCUS SHUMARDII / SHUMARD OAK
- ACER X FREEMANII 'JEFFERSRED' / RED MAPLE
- MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / SOUTHERN MAGNOLIA
- TAXODIUM DISTICHUM / BALD CYPRESS
- PLATANUS OCCIDENTALIS / SYCAMORE
- PINUS ELLIOTTII/ SLASH PINE
- ULMUS PARVIFOLIA "EMER II" ALLEE / LACEBARK ELM

PALM TREES:
- SABAL PALMETTO / CABBAGE PALMETTO
- LIVISTONA DECORA / RIBBON PALM
- WODYETIA BIFURCATA / FOXTAIL PALM

UNDERSTORY TREE:
- ILEX ATTENUATA 'EAGLESTON' / EAGLESTON HOLLY
- ILEX CASSINE/ DAHOON HOLLY
- LIGUSTRUM LUCIDUM / TREE LIGUSTRUM
- ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY
- TABEBUIA CHRYSOTRICHA / YELLOW TABEBUIA
- TABEBUIA HETEROPHYLLA / PINK TABEBUIA

SHRUBS:
- VIBURNUM ODORATISSIMUM / SWEET VIBURNUM
- PODOCARPUS MACROPHYLLUS / PODOCARPUS
- HAMELIA PATENS 'COMPACTA'/ DWARF SCARLET BUSH
- MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
- TRIPSACUM FLORIDANUM / DWARF FAKAHATCHEE GRASS
- SPARTINA BAKERI / SANDCORD GRASS
- ZAMIA INTEGRIFOLIA / COONTIE
- ILEX VOMITORIA 'SCHILLINGS' / DWARF YAUPON HOLLY
- ILEX CORNUTA 'DWARF BURFORD' / DWARD BURFORD HOLLY
- ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY
- PLUMBAGO AURICULATA / BLUE PLUMBAGO
- GALPHIMIA GRACILIS / THRYALLIS

GROUND COVERS:
- JUNIPERUS CHINENSIS 'PARSONII' / PARSON'S JUNIPER
- TRACHELOSPERMUM ASIATICUM 'MINIMA' / MINIMA JASMINE
- VARIEGATED BULBINE FRUTESCENS / STALKED BULBINE
- ARACHIS GLABRATA / PERENNIAL PEANUT
- LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
- LIRIOPE MUSCARI / LIRIOPE
- AGAPANTHUS / LILY OF THE NILE
- EVOLVULUS 'BLUE MY MIND' / BLUE DAZE

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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No.	REVISIONS	DATE	BY

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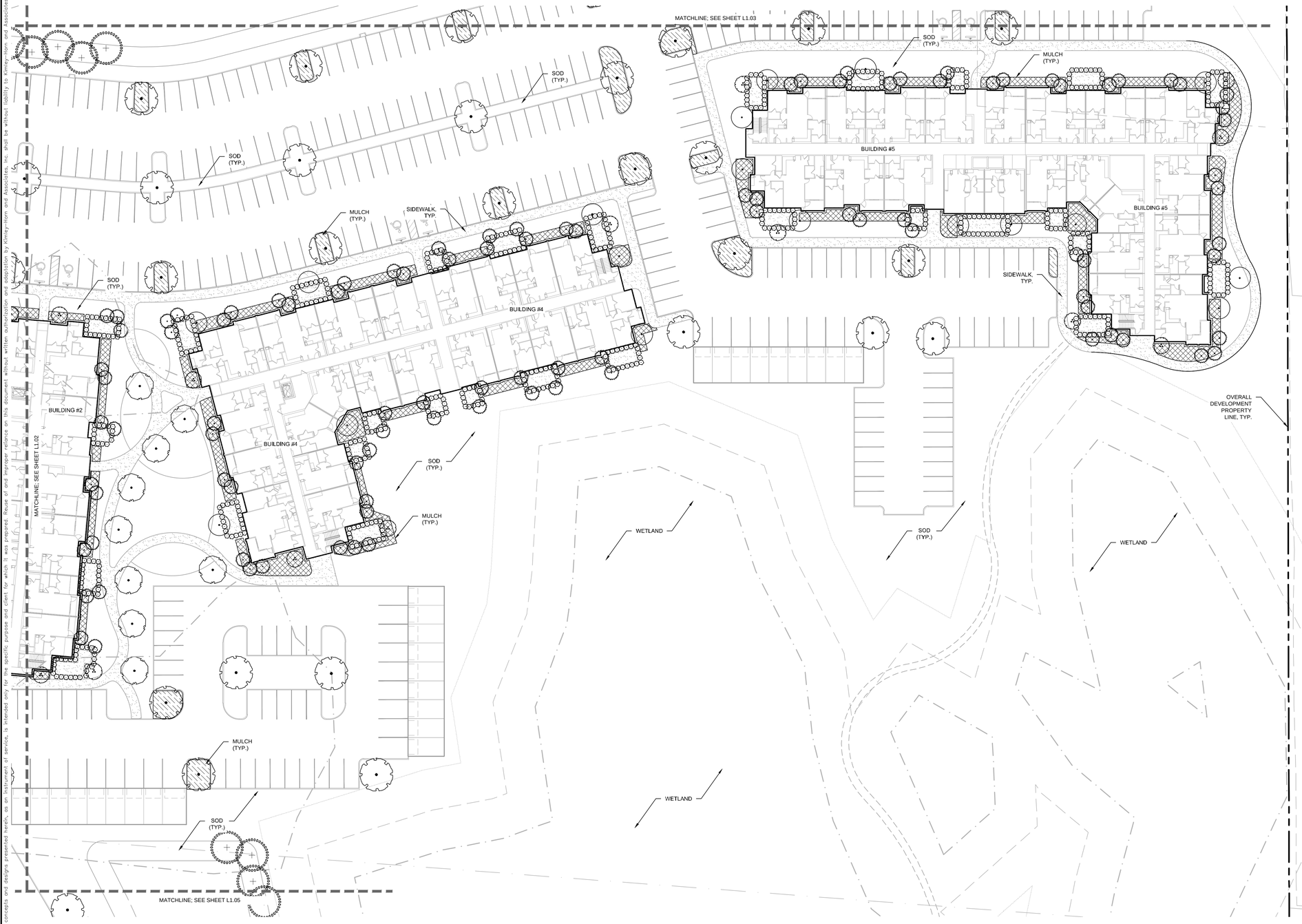
655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR
DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

LANDSCAPE PLAN

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L1.03



CODE MIN. LANDSCAPE

CODE LANDSCAPE	CODE	BOTANICAL NAME
	BS	BUFFER SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
	RT	POND BANK SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
	VS	VUA SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
SHRUBS	**CODE**	**BOTANICAL NAME**
	SS2	SCREENING SHRUB FULL, FL#1
	VA	VUA PERIMETER HEDGE CONTINUOUS EVERGREEN HEDGE
SHRUB AREAS	**CODE**	**BOTANICAL NAME**
	VL	VUA LANDSCAPE AREA FULL, FL#1 PLANT MATERIAL, AREA SHALL BE SURFACED WITH GRASS, GROUNDCOVERS, SHRUBS, OR 2" OF WOOD CHIPS OR BARK

ENHANCED LANDSCAPE

CODE LANDSCAPE	CODE	BOTANICAL NAME
	AS	AMENITY AREA SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
	BPS	BLDG PERIMETER SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
PALM TREES	**CODE**	**BOTANICAL NAME**
	BPP	BLDG PERIMETER PALM ANTICIPATED ENHANCED LANDSCAPE FL #1, 14 CAL. MIN.
UNDERSTORY TREES	**CODE**	**BOTANICAL NAME**
	BPU	BLDG PERIMETER UNDERSTORY TREE ANTICIPATED ENHANCED LANDSCAPE MULTI-TRUNK, 3 TRUNK MIN., FL#1
SHRUBS	**CODE**	**BOTANICAL NAME**
	SS2	SCREENING SHRUB FULL, FL#1
SHRUB AREAS	**CODE**	**BOTANICAL NAME**
	BL	BUILDING PERIMETER LANDSCAPE ANTICIPATED ENHANCED LANDSCAPE - FULL, FL#1 PLANT MATERIAL

CONCEPT PLANT SELECTION

SHADE TREES:
- QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- QUERCUS SHUMARDII / SHUMARD OAK
- ACER X FREEMANII 'JEFFERSRED' / RED MAPLE
- MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' / SOUTHERN MAGNOLIA
- TAXODIUM DISTICHUM / BALD CYPRESS
- PLATANUS OCCIDENTALIS / SYCAMORE
- PINUS ELLIOTTII 'SLASH PINE
- ULMUS PARVIFOLIA "EMER II" ALLEE / LACEBARK ELM

PALM TREES:
- SABAL PALMETTO / CABBAGE PALMETTO
- LIVISTONA DECORA / RIBBON PALM
- WODYETIA BIFURCATA / FOXTAIL PALM

UNDERSTORY TREE:
- ILEX ATTENUATA 'EAGLESTON' / EAGLESTON HOLLY
- ILEX CASSINE/ DAHOON HOLLY
- LIGUSTRUM LUCIDUM / TREE LIGUSTRUM
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- TABEBUIA CHRYSOTRICHA / YELLOW TABEBUIA
- TABEBUIA HETEROPHYLLA / PINK TABEBUIA

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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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SCALE
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DRAWN BY SKP
CHECKED BY WMR
DESIGN ENGINEER:
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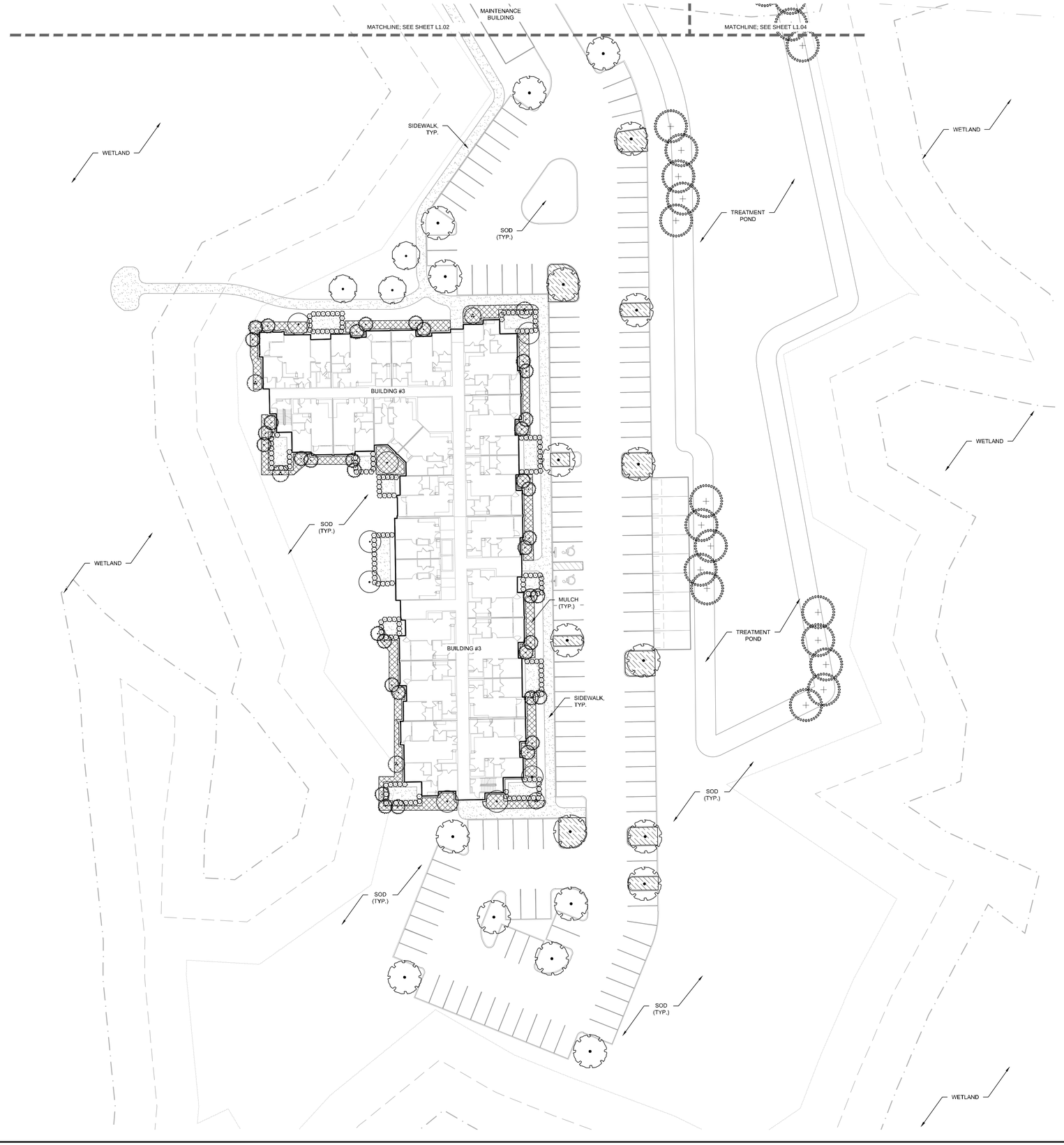
DATE: 10/16/2020

LANDSCAPE PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L1.04



CODE MIN. LANDSCAPE

CODE LANDSCAPE	CODE	BOTANICAL NAME
	BS	BUFFER SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
	RT	POND BANK SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
	VS	VUA SHADE TREE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
SHRUBS	**CODE**	**BOTANICAL NAME**
	SS2	SCREENING SHRUB FULL, FL#1
	VA	VUA PERIMETER HEDGE CONTINUOUS EVERGREEN HEDGE
SHRUB AREAS	**CODE**	**BOTANICAL NAME**
	VL	VUA LANDSCAPE AREA FULL, FL#1 PLANT MATERIAL, AREA SHALL BE SURFACED WITH GRASS, GROUNDCOVERS, SHRUBS, OR 2" OF WOOD CHIPS OR BARK

ENHANCED LANDSCAPE

CODE LANDSCAPE	CODE	BOTANICAL NAME
	AS	AMENITY AREA SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
	BPS	BLDG PERIMETER SHADE TREE ANTICIPATED ENHANCED LANDSCAPE SINGLE, STRAIGHT LEADER, FULL, FL #1, 6` CT MIN.
PALM TREES	**CODE**	**BOTANICAL NAME**
	BPP	BLDG PERIMETER PALM ANTICIPATED ENHANCED LANDSCAPE FL #1, 14 CAL. MIN.
UNDERSTORY TREES	**CODE**	**BOTANICAL NAME**
	BPU	BLDG PERIMETER UNDERSTORY TREE ANTICIPATED ENHANCED LANDSCAPE MULTI-TRUNK, 3 TRUNK MIN., FL#1
SHRUBS	**CODE**	**BOTANICAL NAME**
	SS2	SCREENING SHRUB FULL, FL#1
SHRUB AREAS	**CODE**	**BOTANICAL NAME**
	BL	BUILDING PERIMETER LANDSCAPE ANTICIPATED ENHANCED LANDSCAPE - FULL, FL#1 PLANT MATERIAL

CONCEPT PLANT SELECTION

SHADE TREES:
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- TAXODIUM DISTICHUM / BALD CYPRESS
- PLATANUS OCCIDENTALIS / SYCAMORE
- PINUS ELLIOTTI/ SLASH PINE
- ULMUS PARVIFOLIA "EMER II" ALLEE / LACEBARK ELM

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- EVOLVULUS 'BLUE MY MIND' / BLUE DAZE

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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No.	REVISIONS	DATE	BY

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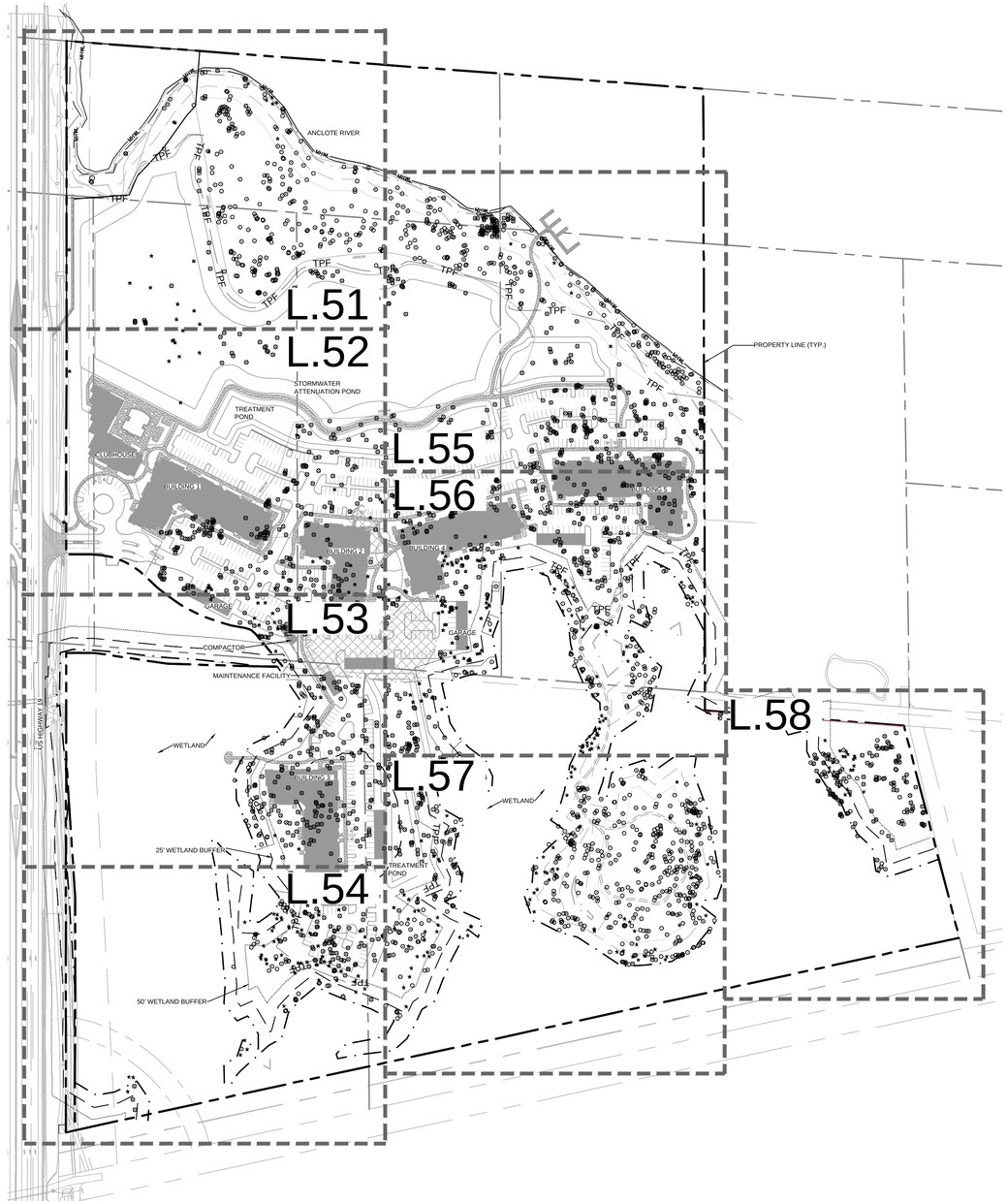
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR
DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

LANDSCAPE PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L1.05



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO REMAIN
- EXISTING PALM TO BE REMOVED
- TPF — TREE PROTECTION FENCE

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
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SCALE

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DRAWN BY SKP — FLORIDA REGISTRATION NUMBER:

CHECKED BY WMR — DATE: 10/16/2020

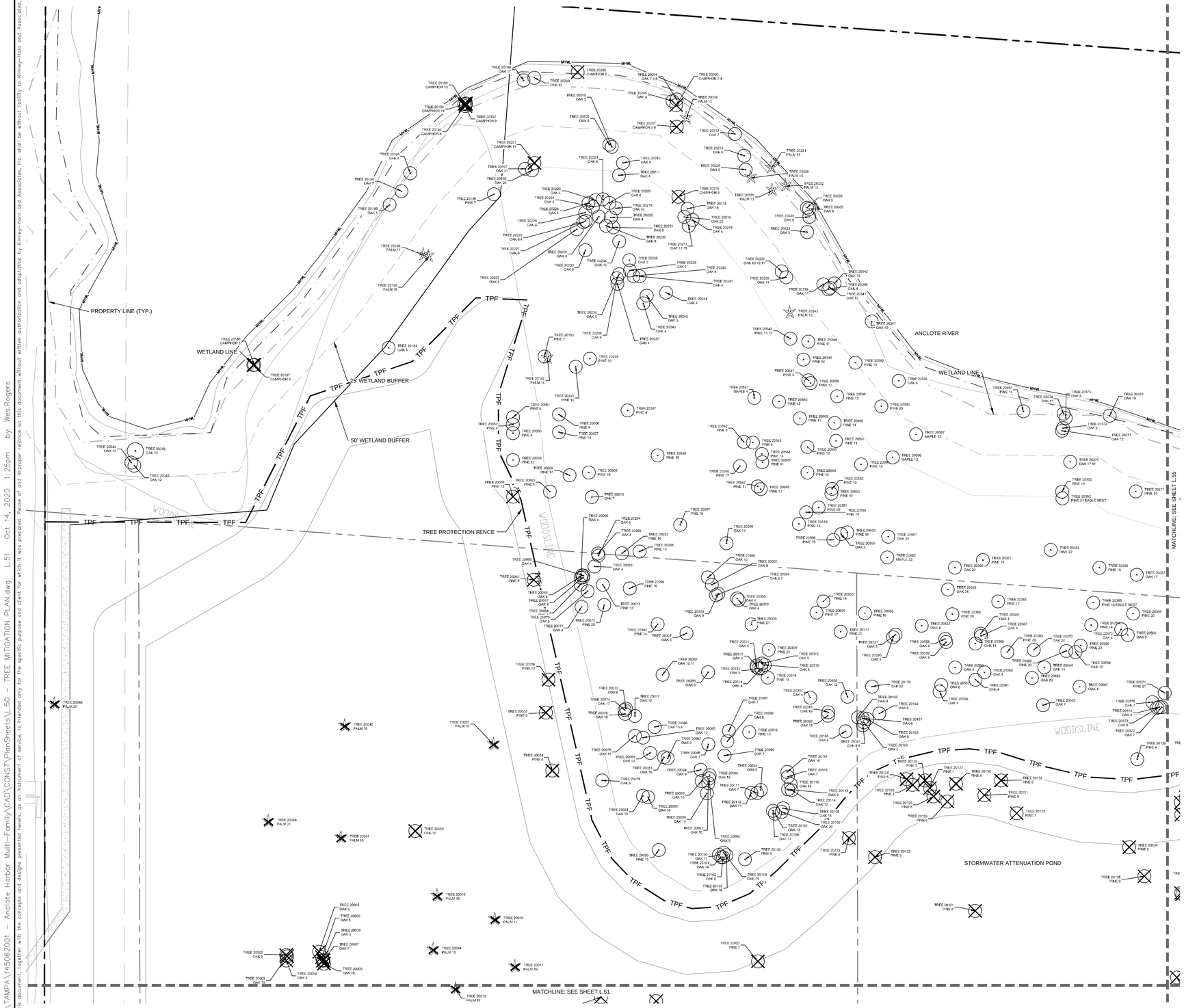
TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020

PROJECT NO.
145062001

SHEET NUMBER
L.50



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
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CHECKED BY WMR
DATE: 10/16/2020

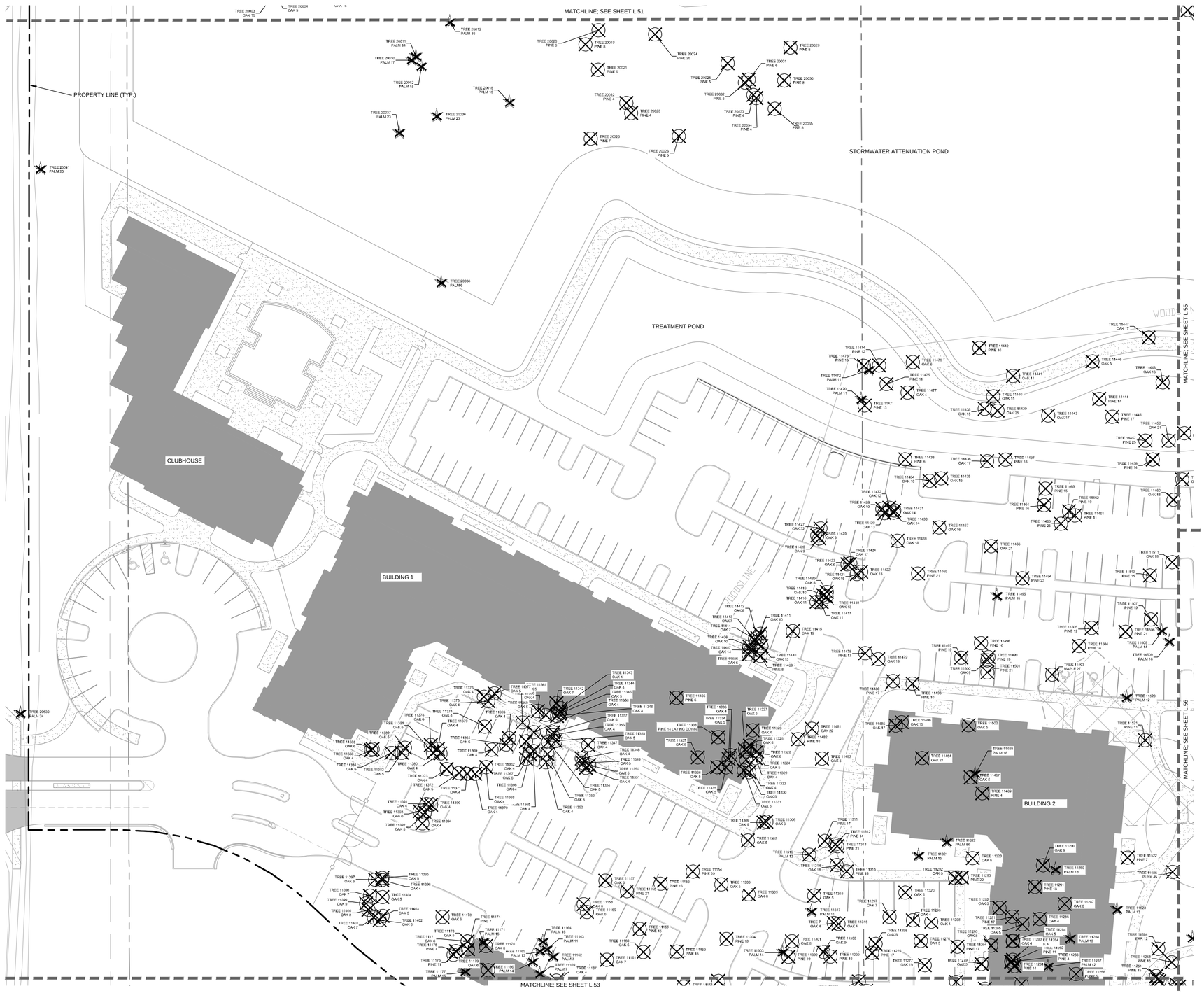
TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L.51

Drawing name: K:\ORL_LA\TAMPA\145062001 - Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L.50 - TREE MITIGATION PLAN.dwg L.51 Oct 14, 2020 1:25pm by: Wes.Rogers

Drawing name: K:\ORL_LA\TAMPA\145062001 - Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L-50 - TREE MITIGATION PLAN.dwg L.52 Oct 14, 2020 1:25pm by: WesRogers



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO REMAIN
- EXISTING PALM TO BE REMOVED
- TPF — TREE PROTECTION FENCE

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
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DATE: 10/16/2020

TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
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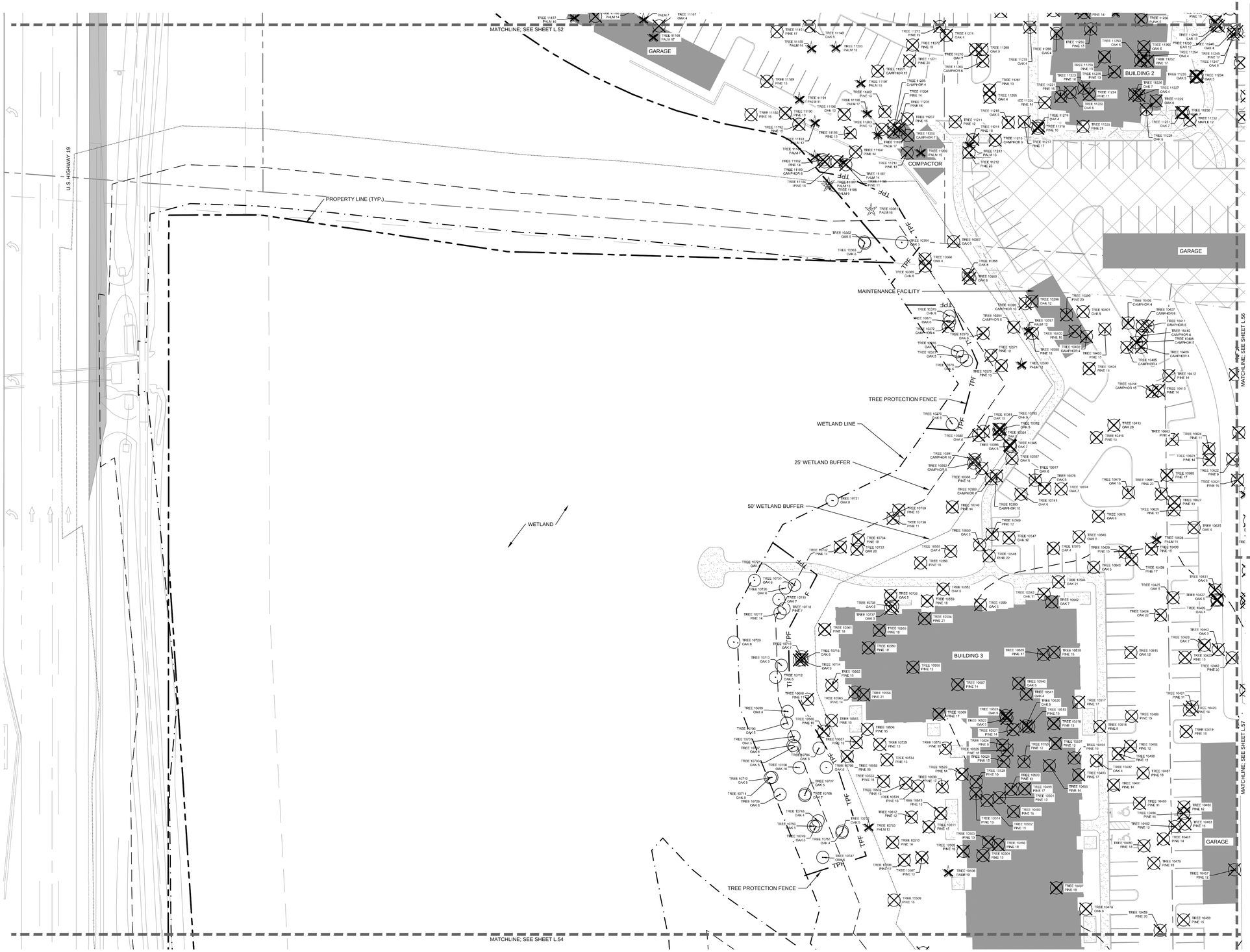
PROJECT NO.
145062001
SHEET NUMBER
L.52



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO REMAIN
- EXISTING PALM TO BE REMOVED
- TPF — TREE PROTECTION FENCE

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

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TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L.53

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

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TREE MITIGATION PLAN

MORGAN
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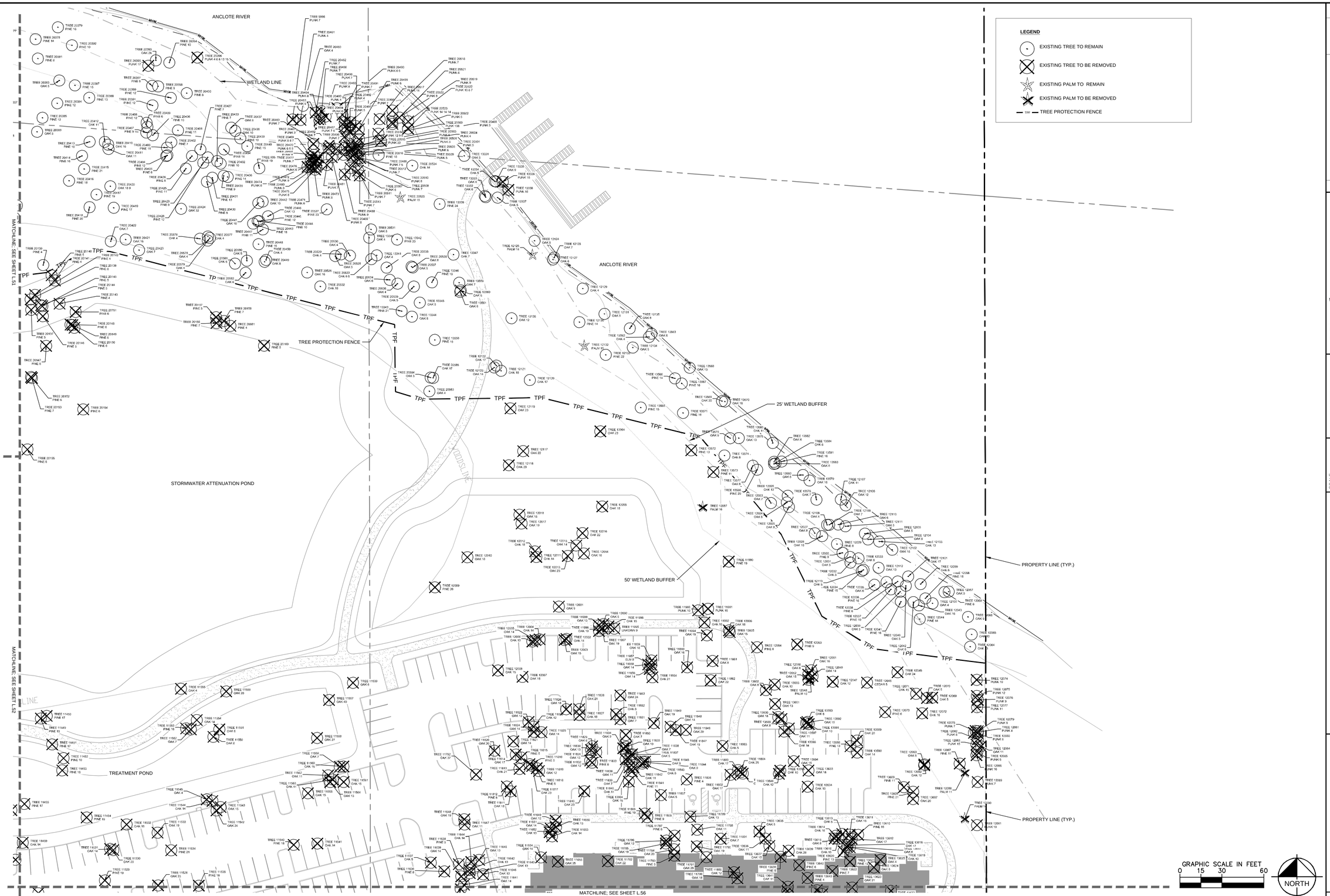
TARPON SPRINGS FLORIDA

DATE 10/16/2020
PROJECT NO. 145062001
SHEET NUMBER L.54

Drawing name: K:\ORL_LA\TAMPA\145062001 - Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L.50 - TREE MITIGATION PLAN.dwg L.54 Oct 14, 2020 1:26pm by: WesRogers



TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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No.	REVISIONS	DATE	BY

Kimley»Horn
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655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:

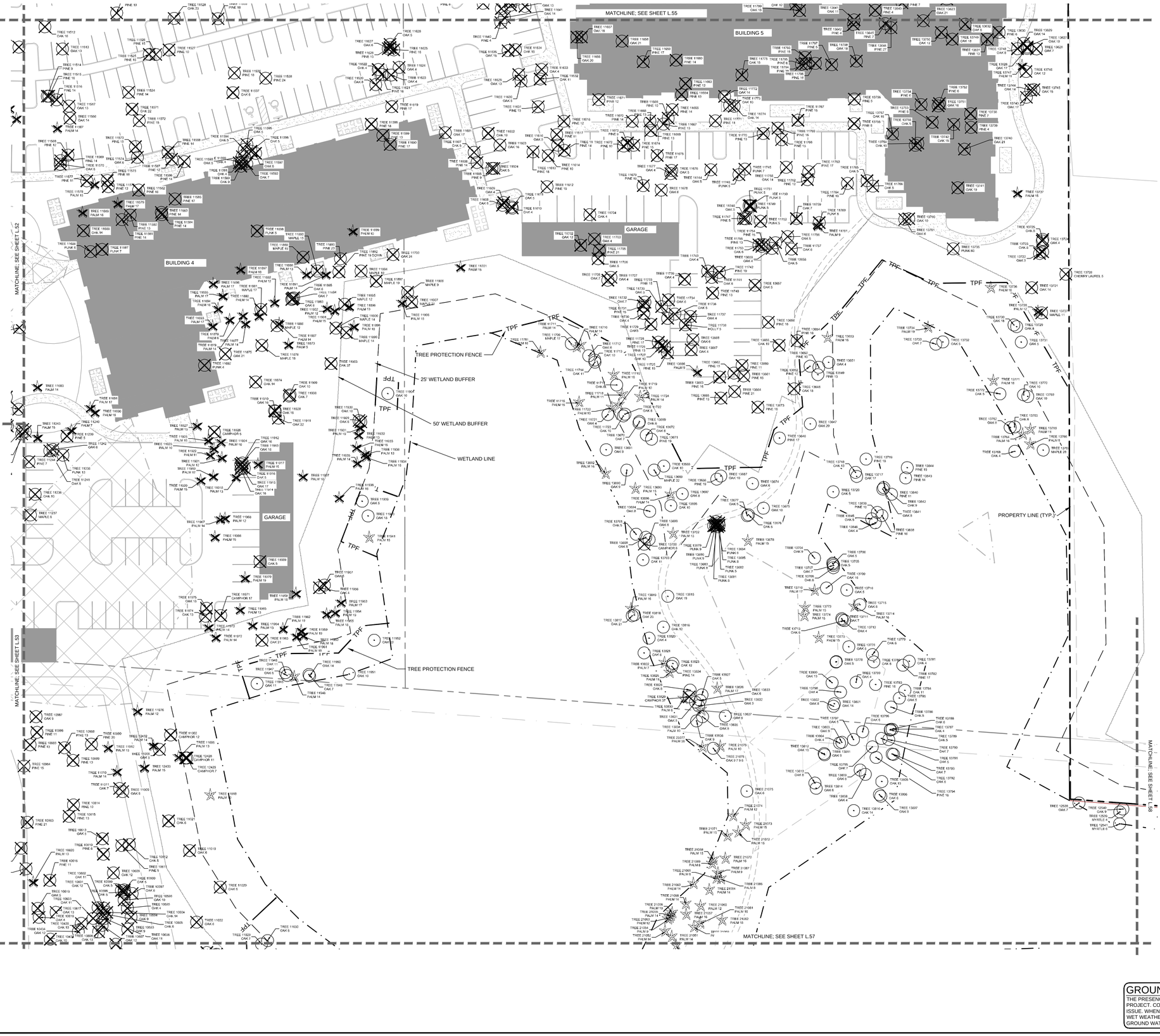
SCALE	
DESIGNED BY	SKP
DRAWN BY	SKP
CHECKED BY	WMR
DATE:	10/16/2020

TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L.55

Drawing name: K:\ORL_LA\TAMPA\145062001 - Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L.50 - TREE MITIGATION PLAN.dwg L.55 Oct 14, 2020 1:26pm by: WesRogers



TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
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SCALE
DESIGNED BY: SKP
DRAWN BY: SKP
CHECKED BY: WMR
DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 10/16/2020
PROJECT NO. 145062001
SHEET NUMBER L.56

MATCHLINE; SEE SHEET L.56

MATCHLINE; SEE SHEET L.53

MATCHLINE; SEE SHEET L.54

MATCHLINE; SEE SHEET L.58

TREATMENT POND

TREE PROTECTION FENCE

WETLAND

50' WETLAND BUFFER

25' WETLAND BUFFER

WETLAND LINE

PROPERTY LINE (TYP.)

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO REMAIN
- EXISTING PALM TO BE REMOVED
- TPF TREE PROTECTION FENCE

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
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NO.	REVISIONS	DATE	BY

Kimley»Horn

655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
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WWW.KIMLEY-HORN.COM CA 00006696

SCALE

DESIGN ENGINEER:

FLORIDA REGISTRATION NUMBER:

DESIGNED BY: SKP

DRAWN BY: SKP

CHECKED BY: WMR

DATE: 10/16/2020

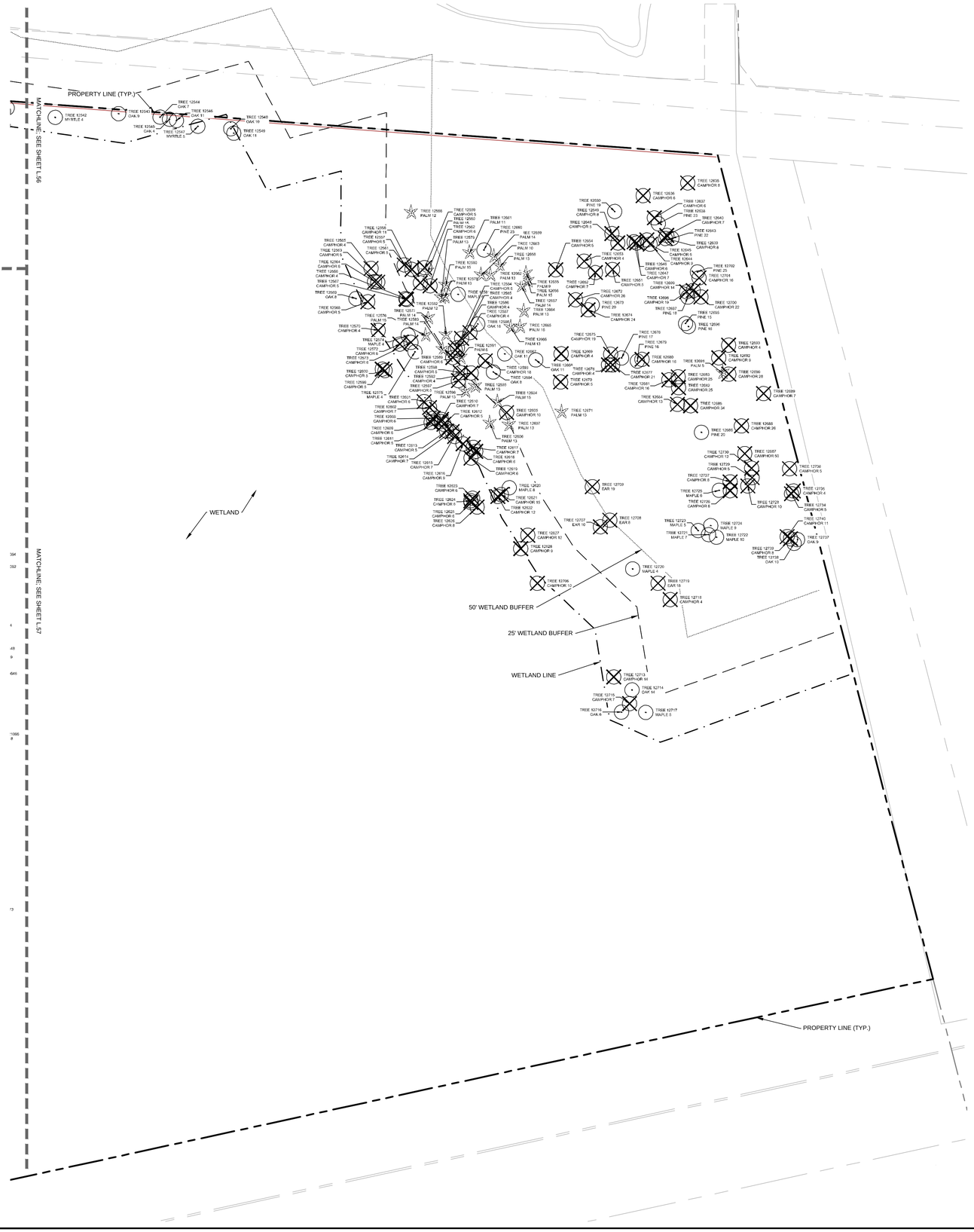
TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020

PROJECT NO.
145062001

SHEET NUMBER
L.57



GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR
DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

TREE MITIGATION PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L.58

Drawing name: K:\ORL_LA\TAMPA\145062001 – Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L-50 – TREE MITIGATION PLAN.dwg L.58 Oct 14, 2020 1:28pm by: WesRogers

TREE NO.	SPECIES	DBH	ACTION
7	OAK	4	REMOVE
8	OAK	7	REMAIN
9997	PINE	19	REMAIN
9998	PUNK	7	REMOVE
10361	PALM	16	REMAIN
10362	OAK	5	REMAIN
10363	OAK	8	REMAIN
10364	OAK	5	REMAIN
10365	OAK	6	REMOVE
10366	OAK	4	REMOVE
10367	OAK	9	REMOVE
10368	OAK	8	REMOVE
10369	OAK	6	REMOVE
10370	OAK	8	REMAIN
10371	OAK	6	REMAIN
10372	CAMPHOR	4	REMOVE
10373	OAK	8	REMOVE
10375	PINE	15	REMOVE
10376	OAK	14	REMAIN
10377	OAK	5	REMAIN
10378	OAK	6	REMAIN
10379	OAK	6	REMAIN
10380	OAK	6	REMOVE
10381	OAK	15	REMOVE
10382	OAK	5	REMOVE
10383	OAK	9	REMOVE
10384	OAK	5	REMOVE
10385	OAK	7	REMOVE
10386	OAK	5	REMOVE
10387	OAK	6	REMOVE
10388	PINE	18	REMOVE
10389	CAMPHOR	4	REMOVE
10390	CAMPHOR	10	REMOVE
10391	CAMPHOR	16	REMOVE
10392	CAMPHOR	8	REMOVE
10393	PALM	12	REMOVE
10394	CAMPHOR	6	REMOVE
10395	CAMPHOR	10	REMOVE
10396	OAK	12	REMOVE
10397	PALM	12	REMOVE
10398	PINE	18	REMOVE
10399	PINE	20	REMOVE
10400	PINE	16	REMOVE
10401	OAK	8	REMOVE
10402	CAMPHOR	4	REMOVE
10403	PINE	15	REMOVE
10404	PINE	15	REMOVE
10405	CAMPHOR	4	REMOVE
10406	CAMPHOR	4	REMOVE
10407	CAMPHOR	6	REMOVE
10408	CAMPHOR	5	REMOVE
10409	CAMPHOR	4	REMOVE
10410	CAMPHOR	4	REMOVE
10411	CAMPHOR	5	REMOVE
10412	PINE	14	REMOVE
10413	PINE	14	REMOVE
10414	CAMPHOR	15	REMOVE
10415	OAK	29	REMOVE
10416	PINE	15	REMOVE
10419	PINE	18	REMOVE
10420	PINE	14	REMOVE
10421	PINE	11	REMOVE
10422	PINE	15	REMOVE
10423	OAK	7	REMOVE
10424	OAK	22	REMOVE
10425	OAK	5	REMOVE
10426	OAK	4	REMOVE
10427	OAK	5	REMOVE
10428	PINE	17	REMOVE
10429	PINE	15	REMOVE
10430	PINE	15	REMOVE
10431	OAK	6	REMOVE
10432	OAK	8	REMOVE
10433	OAK	10	REMOVE
10434	OAK	12	REMOVE
10435	OAK	13	REMOVE
10436	OAK	13	REMOVE
10437	OAK	15	REMOVE
10438	OAK	4	REMOVE
10439	OAK	5	REMOVE
10440	OAK	5	REMOVE
10441	OAK	8	REMOVE
10442	PINE	20	REMOVE
10443	OAK	5	REMOVE
10444	OAK	8	REMOVE
10445	PINE	19	REMOVE
10446	OAK	5	REMOVE
10447	PINE	15	REMOVE
10448	PINE	13	REMOVE
10449	OAK	5	REMOVE
10450	PINE	17	REMOVE
10451	OAK	4	REMOVE
10452	PINE	14	REMOVE
10453	PINE	13	REMOVE
10454	PINE	24	REMOVE
10455	OAK	4	REMOVE
10456	OAK	4	REMOVE
10457	PINE	12	REMOVE
10458	PINE	15	REMOVE
10459	PINE	20	REMOVE
10460	PINE	15	REMOVE
10461	PINE	21	REMOVE
10462	PALM	14	REMOVE
10463	PALM	12	REMOVE
10464	PINE	15	REMOVE
10465	PALM	14	REMOVE
10466	OAK	27	REMOVE
10467	PINE	19	REMOVE
10468	PINE	13	REMOVE
10469	PALM	14	REMOVE
10470	PINE	18	REMOVE
10471	PINE	15	REMOVE
10472	PINE	16	REMOVE
10473	PINE	19	REMOVE

TREE NO.	SPECIES	DBH	ACTION
10474	PINE	20	REMOVE
10475	PINE	10	REMOVE
10476	PALM	9	REMOVE
10477	PINE	18	REMOVE
10478	OAK	6	REMOVE
10479	PINE	18	REMOVE
10480	PINE	18	REMOVE
10481	PINE	14	REMOVE
10482	PINE	12	REMOVE
10483	PINE	15	REMOVE
10484	PINE	16	REMOVE
10485	PINE	12	REMOVE
10486	PINE	11	REMOVE
10487	PINE	18	REMOVE
10488	PINE	12	REMOVE
10489	PINE	15	REMOVE
10490	PINE	13	REMOVE
10491	PINE	14	REMOVE
10492	OAK	4	REMOVE
10493	PINE	17	REMOVE
10494	PINE	19	REMOVE
10495	PINE	14	REMOVE
10496	PINE	17	REMOVE
10497	PINE	18	REMOVE
10498	PINE	18	REMOVE
10499	PINE	15	REMOVE
10500	PINE	13	REMOVE
10501	PINE	13	REMOVE
10502	PINE	15	REMOVE
10503	PINE	13	REMOVE
10504	PINE	15	REMOVE
10505	PINE	18	REMOVE
10506	PALM	10	REMOVE
10507	PINE	12	REMOVE
10508	PINE	17	REMOVE
10509	PINE	18	REMOVE
10510	PINE	16	REMOVE
10511	PINE	15	REMOVE
10512	PINE	12	REMOVE
10513	PINE	15	REMOVE
10514	PINE	13	REMOVE
10515	OAK	12	REMOVE
10516	PINE	9	REMOVE
10517	PINE	17	REMOVE
10518	PINE	13	REMOVE
10519	PINE	13	REMOVE
10520	OAK	5	REMOVE
10521	PINE	14	REMOVE
10522	OAK	5	REMOVE
10523	OAK	5	REMOVE
10524	PINE	9	REMOVE
10525	PINE	12	REMOVE
10526	PINE	15	REMOVE
10527	PINE	12	REMOVE
10528	PINE	10	REMOVE
10529	PINE	14	REMOVE
10530	PINE	17	REMOVE
10531	PINE	18	REMOVE
10532	PINE	13	REMOVE
10533	PINE	18	REMOVE
10534	PINE	13	REMOVE
10535	PINE	13	REMOVE
10536	PINE	15	REMOVE
10537	PINE	12	REMOVE
10538	PINE	15	REMOVE
10539	PINE	17	REMOVE
10540	OAK	5	REMOVE
10541	OAK	4	REMOVE
10542	OAK	7	REMOVE
10543	OAK	11	REMOVE
10544	OAK	21	REMOVE
10545	OAK	5	REMOVE
10546	OAK	5	REMOVE
10547	OAK	12	REMOVE
10548	PINE	22	REMOVE
10549	PINE	12	REMOVE
10550	OAK	5	REMOVE
10551	OAK	5	REMOVE
10552	OAK	5	REMOVE
10553	PINE	18	REMOVE
10554	PINE	21	REMOVE
10555	OAK	4	REMOVE
10556	PINE	15	REMOVE
10557	PINE	14	REMOVE
10558	PINE	13	REMOVE
10559	PINE	18	REMOVE
10560	PINE	18	REMOVE
10561	PINE	18	REMOVE
10562	PINE	15	REMOVE
10563	PINE	14	REMOVE
10564	PINE	21	REMOVE
10565	PINE	15	REMOVE
10566	PINE	18	REMOVE
10567	PINE	15	REMOVE
10568	PINE	16	REMOVE
10569	PINE	17	REMOVE
10570	PINE	18	REMOVE
10571	PINE	19	REMOVE
10572	OAK	5	REMOVE
10573	OAK	4	REMOVE
10574	OAK	6	REMOVE
10575	OAK	4	REMOVE
10576	OAK	5	REMOVE
10577	OAK	5	REMOVE
10578	OAK	4	REMOVE
10579	OAK	11	REMOVE
10580	OAK	4	REMOVE
10581	OAK	4	REMOVE
10582	OAK	5	REMOVE
10583	OAK	5	REMOVE
10584	OAK	5	REMOVE
10585	OAK	5	REMOVE
10586	OAK	6	REMOVE
10587	OAK	9	REMOVE

TREE NO.	SPECIES	DBH	ACTION
10588	OAK	5	REMOVE
10589	PINE	5	REMOVE
10590	PINE	5	REMOVE
10591	OAK	5	REMOVE
10592	OAK	6	REMOVE
10593	OAK	9	REMOVE
10594	OAK	9	REMOVE
10595	OAK	4	REMOVE
10596	OAK	10	REMOVE
10597	OAK	6	REMOVE
10598	OAK	5	REMOVE
10599	OAK	5	REMOVE
10600	OAK	5	REMOVE
10601	OAK	12	REMOVE
10602	OAK	11	REMOVE
10603	OAK	11	REMOVE
10604	OAK	14	REMOVE
10605	OAK	6	REMOVE
10606	OAK	11	REMOVE
10607	OAK	12	REMOVE
10608	OAK	13	REMOVE
10609	OAK	12	REMOVE
10610	PINE	6	REMOVE
10611	PINE	5	REMOVE
10612	OAK	5	REMOVE
10613	OAK	5	REMOVE
10614	PINE	10	REMOVE
10615	PINE	13	REMOVE
10616	PINE	11	REMOVE
10617	OAK	13	REMOVE
10618	OAK	4	REMOVE
10619	OAK	5	REMOVE
10620	PALM	13	REMOVE
10621	PINE	15	REMOVE
10622	PINE	9	REMOVE
10623	PINE	14	REMOVE
10624	PINE	11	REMOVE
10625	OAK	4	REMOVE
10626	PINE	13	REMOVE
10627	PINE	13	REMOVE
10628	PALM	11	REMOVE
10633	PINE	15	REMOVE
10634	PINE	14	REMOVE
10635	OAK	5	REMOVE
10636	OAK	4	REMOVE
10637	PINE	13	REMOVE
10638	PINE	17	REMOVE
10639	PINE	13	REMOVE
10640	OAK	4	REMOVE
10641	PINE	18	REMOVE
10642	PINE	16	REMOVE
10644	OAK	4	REMOVE
10645	PINE	15	REMOVE
10646	PALM	14	REMOVE
10647	PINE	21	REMOVE
10698	PINE	11	REMOVE
10699	OAK	4	REMAIN
10700	OAK	5	REMAIN
10701	OAK	5	REMAIN
10702	OAK	6	REMAIN
10703	OAK	5	REMAIN
10704	OAK	6	REMAIN
10705	OAK	6	REMAIN
10706	OAK	10	REMAIN
10707	OAK	5	REMAIN
10708	OAK	7	REMAIN
10709	OAK	6	REMAIN
10710	OAK	5	REMAIN
10711	OAK	5	REMAIN
10712	OAK	6	REMAIN
10713	OAK	5	REMAIN
10714	OAK	9	REMOVE
10715	OAK	6	REMOVE
10716	OAK	7	REMOVE
10717	PINE	14	REMAIN
10718	PINE	7	REMAIN
10719	OAK	7	REMAIN
10720	OAK	6	REMAIN
10721	OAK	4	REMAIN
10729	OAK	6	REMAIN
10730	OAK	6	REMAIN
10731	OAK	8	REMAIN
10732	PINE	14	REMOVE
10733	OAK	20	REMOVE
10734	PINE	18	REMOVE
10735	OAK	5	REMOVE
10736	OAK	5	REMOVE
10737	OAK	5	REMOVE
10738	PINE	11	REMOVE
10739	PINE	15	REMOVE
10740	PINE	14	REMOVE
10741	OAK	6	REMOVE
10747	OAK	6	REMAIN
10748	OAK	4	REMAIN
10749	OAK	5	REMAIN
10750	OAK	5	REMAIN
10751	OAK	4	REMAIN
10752	OAK	5	REMAIN
10753	PALM	12	REMOVE
10758	OAK	6	REMOVE
10759	OAK	7	REMOVE
10760	OAK	8	REMOVE
10761	OAK	4	REMOVE
10762	OAK	6	REMOVE
10763	OAK	8	REMOVE
10764	HOLLY	4	REMOVE
10765	OAK	6	REMOVE
10766	PINE	20	REMOVE
10767	OAK	6	REMOVE
10768	OAK	10	REMOVE
10769	OAK	6	REMOVE
10770	OAK	5	REMOVE
10771	OAK	8	REMAIN
10772	OAK	25	REMOVE

TREE NO.	SPECIES	DBH	ACTION
10773	OAK	9	REMOVE
10774	OAK	8	REMOVE
10775	OAK	5	REMOVE
10776	OAK	8	REMOVE
10777	OAK	4	REMOVE
10778	OAK	6	REMOVE
10779	OAK	4	REMOVE
10780	OAK	7	REMOVE
10781	OAK	7	REMOVE
10782	OAK	7	REMOVE
10783	OAK	4	REMOVE
10784	PALM	14	REMOVE
10785	PALM	11	REMOVE
10786	PALM	13	REMOVE
10787	PALM	13	REMOVE
10788	PALM	13	REMOVE
10789	PALM	14	REMOVE
10790	OAK	5	REMOVE
10791	OAK	4	REMOVE
10792	OAK	6	REMOVE
10793	PALM	16	REMOVE
10794	PALM	15	REMOVE
10795	PALM	16	REMOVE
10796	PALM	13	REMAIN
10797	OAK	8	REMAIN
10798	OAK	5	REMAIN
10799	PALM	13	REMOVE
10800	PALM	13	REMOVE
10801	PINE	20	REMOVE
10802	PALM	16	REMOVE
10803	OAK	6	REMOVE
10804	OAK	5	REMOVE
10805	PINE	16	REMOVE
10806	OAK	6	REMOVE
10807	OAK	6	REMOVE
10808	OAK	6	REMOVE
10809	OAK	4	REMOVE
10810	OAK	4	REMOVE
10811	OAK	4	REMOVE
10812	OAK	6	REMOVE
10813	PALM	13	REMOVE
10814	PALM	13	REMOVE
10815	OAK	7	REMOVE
10816	OAK	8	REMOVE
10817	OAK	10	REMOVE
10818	OAK	5	REMOVE
10819	OAK	6	REMOVE
10820	PALM	12	REMOVE
10821	OAK	6	REMOVE
10822	OAK	6	REMOVE
10823	PALM	15	REMOVE
10824	PALM	15	REMOVE
10825	OAK	7	REMOVE
10826	OAK	8	REMOVE
10827	PALM	15	REMOVE
10828	PALM	15	REMOVE
10830	OAK	4	REMOVE
10831	OAK	6	REMOVE
10832	CAMPHOR	11	REMOVE
10833	CAMPHOR	6	REMOVE
10834	CAMPHOR	9	REMOVE
10835	PALM	10	REMOVE
10836	OAK	4	REMOVE
10837	OAK	5	REMOVE
10839	OAK	8	REMAIN
10840	OAK	6	REMAIN
10841	OAK	5	REMAIN
10842	OAK	6	REMAIN
10843	OAK	14	REMAIN
10845	PALM	20	REMAIN
10846	OAK	6	REMAIN
10847	PINE	7	REMAIN
10848	OAK	6	REMAIN
10849	OAK	7	REMAIN
10854	PALM	13	REMAIN
10855	PALM	13	REMAIN
10856	PALM	13	REMAIN
10857	OAK	11	REMAIN
10858	PALM	11	REMAIN
10859	PALM	13	REMAIN
10860	OAK	5	REMOVE
10861	OAK	12	REMOVE
10862	OAK	6	REMOVE
10863	PALM	16	REMAIN
10864	PALM	14	REMAIN
10865	PALM	14	REMAIN
10866	PALM	14	REMAIN
10871	OAK	14	REMAIN
10872	PALM	18	REMAIN
10873	PALM	17	REMAIN
10874	PALM	17	REMAIN
10875	OAK	8	REMAIN
10876	OAK	6	REMAIN
10877	PALM	12	REMAIN
10878	OAK	6	REMAIN
10879	OAK	11	REMAIN
10880	OAK	6	REMAIN
10881	OAK	5	REMAIN
10882	OAK	8	REMAIN
10883	OAK	4	REMAIN
10884	OAK	6	REMAIN
10885	OAK	8	REMAIN
10886	OAK	9	REMAIN
10887	OAK	5	REMAIN
10888	OAK	7	REMAIN
10889	PALM	15	REMAIN
10890	PALM	15	REMAIN
10891	OAK	10	REMAIN
10892	PALM	15	REMAIN
10893	OAK	6	REMAIN
10894	OAK	8	REMAIN
10895	PALM	17	REMAIN
10896	PALM	9	REMAIN
10897	PALM	7	REMAIN

TREE NO.	SPECIES	DBH	ACTION
10898	PALM	15	REMAIN
10899	PALM	13	REMAIN
10900	PALM	15	REMAIN
10901	PALM	17	REMAIN
10902	OAK	5	REMAIN
10903	OAK	5	REMAIN
10904	OAK	12	REMAIN
10905	PINE	13	REMAIN
10906	PALM	11	REMAIN
10907	OAK	8	REMAIN
10908	OAK	8	REMAIN
10909	OAK	13	REMAIN
10914	PALM	18	REMAIN
10918	OAK	7	REMOVE
10919	PINE	19	REMOVE
10920	PALM	12	REMOVE
10921	PINE	15	REMOVE
10922	PALM	9	REMAIN
10923	OAK	6	REMAIN
10924	OAK	7	REMAIN
10925	PINE	20	REMAIN
10926	PINE	17	REMAIN
10927	OAK	5	REMAIN
10928	PALM	14	REMAIN
10929	OAK	4	REMOVE
10930	PINE	19	REMOVE
10931	OAK	6	REMAIN
10932	OAK	7	REMAIN
10933	OAK	7	REMAIN
10935	OAK	11	REMAIN
10936	CAMPHOR	8	REMOVE
10937	OAK	6	REMAIN
10938	PALM	14	REMAIN
10939	PALM	15	REMAIN
10940	PALM	10	REMAIN
10941	PALM	14	REMAIN
10942	OAK	10	REMAIN
10943	OAK	5	REMAIN
10944	CAMPHOR	33	REMOVE
10945	OAK	4	REMAIN
10946	BAY	13	REMAIN
10947	BAY	10	REMAIN
10948	PALM	13	REMAIN
10949	PALM	18	REMAIN
10950	OAK	8	REMAIN
10951	PALM	13	REMAIN
10952	PALM	13	REMAIN
10956	PINE	24	REMOVE
10957	PINE	18	REMOVE
10958	CAMPHOR	29	REMOVE
10959	OAK	8	REMAIN
10960	MAPLE	7	REMAIN
10961	MAPLE	8	REMAIN
10962	OAK	22	REMAIN
10963	PALM	18	REMAIN
10964	PALM	15	REMAIN
10965	OAK	6	REMAIN
10966	PALM	12	REMAIN
10968	OAK	6	REMOVE
10969	OAK	6	REMOVE
10970	OAK	4	REMOVE
10971	PALM	7	REMOVE
10974	OAK	7	REMOVE
10975	OAK	4	REMOVE
10976	OAK	5	REMOVE
10977	OAK	6	REMOVE
10978	OAK	6	REMOVE
10979	OAK	45	REMOVE
10980	PINE	17	REMOVE
10981	PINE	20	REMOVE
10982	PINE	4	REMOVE
10983	PINE	21	REMOVE
10984	PINE	15	REMOVE
10985	PINE	13	REMOVE
10986	PINE	11	REMOVE
10987	OAK	9	REMOVE
10988	PINE	13	REMOVE
10989	PINE	13	REMOVE
10990	PINE	20	REMOVE
11002	CAMPHOR	12	REMOVE
11005	PALM	13	REMOVE
11006	OAK	5	REMOVE
11008	PALM	15	REMOVE
11009	OAK	8	REMOVE
11010	PALM	14	REMOVE
11011	OAK	7	REMOVE
11012	PALM	15	REMOVE
11018	PALM	10	REMAIN
11019	OAK	6	REMOVE
11020	OAK	6	REMOVE
11021	OAK	6	REMOVE
11022	OAK	6	REMOVE
11023	OAK	5	REMOVE
11024	OAK	5	REMOVE
11025	OAK	6	REMOVE
11026	OAK	6	REMOVE
11027	OAK	10	REMAIN
11028	OAK	6	REMAIN
11029	OAK	7	REMAIN
11030	OAK	6	REMAIN
11031	PALM	17	REMAIN
11032	PALM	16	REMAIN
11033	PALM	15	REMAIN
11034	PALM	16	REMAIN
11035	PALM	18	REMAIN
11036	PALM	15	REMAIN
11037	OAK	12	REMAIN
11038	OAK	13	REMAIN
11039	PALM	18	REMAIN
11040	CHERRY LAUREL	7	REMAIN
11041	OAK	8	REMAIN
11042	MAPLE	7	REMAIN
11043	OAK	13	REMAIN
11044	PALM	15	REMAIN

TREE NO.	SPECIES	DBH	ACTION
11045	OAK	4	REMAIN
11046	CAMPHOR	4	REMOVE
11047	OAK	5	REMAIN
11048	OAK	8	REMAIN
11049	OAK	7	REMAIN
11050	CAMPHOR	8	REMOVE
11051	OAK	7	REMAIN
11052	CAMPHOR	7	REMOVE
11053	OAK	4	REMAIN
11054	OAK	4	REMAIN
11055	OAK	9	REMAIN
11056	OAK	6	REMAIN
11057	PALM	16	REMAIN
11058	OAK	7	REMAIN
11059	PALM	18	REMAIN
11060	OAK	7	REMAIN
11061	PALM	14	REMAIN
11062	OAK	4	REMAIN
11063	MYRTLE	8	REMAIN
11064	OAK	4	REMAIN
11065	OAK	6	REMAIN
11066	PALM	17	REMAIN
11067	OAK	5	REMAIN
11068	OAK	4	REMOVE
11069	OAK	6	REMOVE
11070	OAK	10	REMAIN
11071	OAK	4	REMOVE
11072	OAK	5	REMOVE
11073	OAK	4	REMOVE
11074	OAK	5	REMOVE
11075	OAK	4	REMOVE
11076	OAK	5	REMOVE
11077	OAK	4	REMAIN
11078	OAK	4	REMAIN
11079	OAK	4	REMAIN
11080	OAK	5	REMAIN
11081	OAK	10	REMAIN
11082	OAK	8	REMAIN
11083	OAK	6	REMAIN
11084	OAK	8	REMAIN
11085	OAK	5	REMAIN
11086	OAK	6	REMAIN
11087	PALM	15	REMOVE
11088	OAK	8	REMOVE
11089	OAK	5	REMOVE
11090	PINE	12	REMOVE
11091	PINE	17	REMOVE
11092	PINE	16	REMOVE
11093	PALM	15	REMOVE
11094	PALM	13	REMOVE
11095	PINE	13	REMOVE
11096	OAK	5	REMAIN
11097	OAK	4	REMAIN
11098	OAK	5	REMAIN
11099	OAK	6	REMAIN
11100	PALM	14	REMOVE
11101	PALM	15	REMOVE
11102	OAK	22	REMAIN
11103	OAK	6	REMAIN
11104	PALM	16	REMAIN
11105	PALM	14	REMAIN
11106	OAK	16	REMAIN
11107	OAK	11	REMAIN
11108	OAK	6	REMAIN
11109	OAK	7	REMAIN
11110	PALM	16	REMAIN
11111	PALM	16	REMAIN
11112	PALM	15	REMAIN
11113	MAPLE	5	REMAIN
11114	MAPLE	4	REMAIN
11117	MAPLE	5	REMAIN
11118	MAPLE	6	REMAIN
11119	OAK	4	REMAIN
11120	PALM	15	REMAIN
11121	PALM	17	REMAIN
11122	PALM	12	REMAIN
11123	PALM	15	REMAIN
11124	PALM	16	REMAIN
11125	OAK	8	REMAIN
11126	OAK	5	REMAIN
11127	OAK	6	REMAIN
11128	OAK	7	REMAIN
11129	OAK	14	REMAIN
11130	OAK	4	REMAIN
11131	CAMPHOR	4	REMOVE
11136	PALM	15	REMAIN
11137	PALM	16	REMAIN
11138	PALM	19	REMOVE
11139	PALM	19	REMAIN
11140	PALM	13	REMAIN
11141	OAK	6	REMOVE
11142	OAK	4	REMAIN
11143	OAK	5	REMAIN
11144	MYRTLE	6	REMAIN
11145	MYRTLE	5	REMAIN
11149	OAK	6	REMOVE
11150	PALM	14	REMOVE
11151	PINE	17	REMOVE
11152	PINE	15	REMOVE
11153	PINE	15	REMOVE
11154	PINE	20	REMOVE
11155	PINE	21	REMOVE
11156	PINE	15	REMOVE
11157	OAK	6	REMOVE
11158	OAK	6	REMOVE
11159	OAK	6	REMOVE
11160	OAK	5	REMOVE
11161	OAK	7	REMOVE
11162	PALM	7	REMOVE
11163	PALM	11	REMOVE
11164	PALM	16	REMOVE
11165	PALM	13	REMOVE
11166	PALM	14	REMOVE
11167	OAK	4	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11168	PALM	17	REMOVE
11169	PALM	7	REMOVE
11170	OAK	6	REMOVE
11171	PALM	16	REMOVE
11172	OAK	6	REMOVE
11173	OAK	5	REMOVE
11174	PINE	7	REMOVE
11175	PINE	7	REMOVE
11176	PINE	11	REMOVE
11177	PALM	16	REMOVE
11178	OAK	6	REMOVE
11179	OAK	6	REMOVE
11180	PINE	16	REMOVE
11181	PALM	7	REMOVE
11182	PINE	14	REMOVE
11183	CAMPHOR	6	REMOVE
11184	PINE	18	REMOVE
11185	PALM	14	REMOVE
11186	PINE	11	REMOVE
11187	PALM	16	REMAIN
11188	PALM	9	REMAIN
11189	PINE	15	REMOVE
11190	PINE	13	REMOVE
11191	PALM	11	REMOVE
11192	PINE	15	REMOVE
11193	PALM	12	REMOVE
11194	PINE	14	REMOVE
11195	PINE	13	REMOVE
11196	OAK	10	REMOVE
11197	PALM	15	REMOVE
11198	PALM	17	REMOVE
11199	PALM	17	REMOVE
11200	PALM	15	REMOVE
11201	CAMPHOR	13	REMOVE
11202	PINE	13	REMOVE
11203	PINE	13	REMOVE
11204	PINE	14	REMOVE
11205	CAMPHOR	4	REMOVE
11206	PINE	18	REMOVE
11207	PINE	15	REMOVE
11208	CAMPHOR	7	REMOVE
11209	PALM	15	REMOVE
11210	PINE	13	REMOVE
11211	PINE	12	REMOVE
11212	PINE	23	REMOVE
11213	PALM	12	REMOVE
11214	PINE	18	REMOVE
11215	CAMPHOR	9	REMOVE
11216	OAK	5	REMOVE
11217	PINE	17	REMOVE
11218	PINE	10	REMOVE
11219	OAK	4	REMOVE
11220	PINE	14	REMOVE
11221	PINE	16	REMOVE
11222	OAK	6	REMOVE
11223	PINE	18	REMOVE
11224	PINE	11	REMOVE
11225	PINE	21	REMOVE
11226	OAK	7	REMOVE
11227	OAK	4	REMOVE
11228	OAK	5	REMOVE
11229	OAK	6	REMOVE
11230	OAK	7	REMOVE
11231	OAK	7	REMOVE
11232	MAPLE	12	REMOVE
11233	OAK	4	REMOVE
11234	OAK	5	REMOVE
11235	OAK	5	REMOVE
11236	OAK	10	REMOVE
11237	MAPLE	6	REMOVE
11238	PUNK	13	REMOVE
11239	PINE	5	REMOVE
11240	PALM	7	REMOVE
11241	OAK	6	REMOVE
11242	OAK	6	REMOVE
11243	PALM	15	REMOVE
11244	PINE	7	REMOVE
11245	PINE	17	REMOVE
11246	OAK	4	REMOVE
11247	OAK	6	REMOVE
11248	PINE	15	REMOVE
11249	EAR	15	REMOVE
11250	EAR	12	REMOVE
11251	PINE	15	REMOVE
11252	PINE	17	REMOVE
11253	OAK	6	REMOVE
11254	OAK	4	REMOVE
11255	OAK	5	REMOVE
11256	PUNK	5	REMOVE
11257	PALM	12	REMOVE
11258	PINE	10	REMOVE
11259	PINE	13	REMOVE
11260	PINE	13	REMOVE
11261	PINE	14	REMOVE
11262	PINE	11	REMOVE
11263	PINE	4	REMOVE
11264	OAK	4	REMOVE
11265	OAK	4	REMOVE
11266	OAK	4	REMOVE
11267	PINE	13	REMOVE
11268	CAMPHOR	6	REMOVE
11269	OAK	9	REMOVE
11270	OAK	7	REMOVE
11271	PINE	20	REMOVE
11272	PINE	19	REMOVE
11273	PINE	19	REMOVE
11274	OAK	4	REMOVE
11275	PINE	17	REMOVE
11276	OAK	5	REMOVE
11277	OAK	19	REMOVE
11278	OAK	4	REMOVE
11279	OAK	5	REMOVE
11280	OAK	8	REMOVE
11281	PINE	17	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11282	OAK	5	REMOVE
11283	OAK	4	REMOVE
11284	OAK	5	REMOVE
11285	OAK	5	REMOVE
11286	OAK	4	REMOVE
11287	OAK	6	REMOVE
11288	PALM	12	REMOVE
11289	PALM	13	REMOVE
11290	OAK	9	REMOVE
11291	PINE	18	REMOVE
11292	OAK	5	REMOVE
11293	PINE	22	REMOVE
11294	PINE	17	REMOVE
11295	OAK	4	REMOVE
11296	OAK	4	REMOVE
11297	OAK	7	REMOVE
11298	OAK	5	REMOVE
11299	PINE	19	REMOVE
11300	OAK	9	REMOVE
11301	OAK	8	REMOVE
11302	PINE	19	REMOVE
11303	PALM	14	REMOVE
11304	PINE	18	REMOVE
11305	OAK	6	REMOVE
11306	OAK	5	REMOVE
11307	OAK	5	REMOVE
11308	OAK	9	REMOVE
11309	OAK	9	REMOVE
11310	PALM	13	REMOVE
11311	PINE	17	REMOVE
11312	PINE	14	REMOVE
11313	PINE	21	REMOVE
11314	OAK	18	REMOVE
11315	PINE	19	REMOVE
11316	OAK	5	REMOVE
11317	PALM	11	REMOVE
11318	OAK	4	REMOVE
11320	OAK	5	REMOVE
11321	PALM	15	REMOVE
11322	PALM	14	REMOVE
11323	OAK	6	REMOVE
11324	OAK	5	REMOVE
11325	OAK	4	REMOVE
11326	OAK	4	REMOVE
11327	OAK	5	REMOVE
11328	OAK	6	REMOVE
11329	OAK	4	REMOVE
11330	OAK	5	REMOVE
11331	OAK	5	REMOVE
11332	OAK	4	REMOVE
11333	OAK	4	REMOVE
11334	OAK	5	REMOVE
11335	OAK	5	REMOVE
11336	OAK	5	REMOVE
11337	OAK	5	REMOVE
11338	PINE	14	REMOVE
11342	OAK	7	REMOVE
11343	OAK	4	REMOVE
11344	OAK	4	REMOVE
11345	OAK	5	REMOVE
11346	OAK	4	REMOVE
11347	OAK	4	REMOVE
11348	OAK	4	REMOVE
11349	OAK	5	REMOVE
11350	OAK	5	REMOVE
11351	OAK	4	REMOVE
11352	OAK	4	REMOVE
11353	OAK	6	REMOVE
11354	OAK	5	REMOVE
11355	OAK	5	REMOVE
11356	OAK	4	REMOVE
11357	OAK	5	REMOVE
11358	OAK	4	REMOVE
11359	OAK	5	REMOVE
11360	OAK	4	REMOVE
11361	OAK	5	REMOVE
11362	OAK	4	REMOVE
11363	OAK	4	REMOVE
11364	OAK	5	REMOVE
11365	OAK	4	REMOVE
11366	OAK	4	REMOVE
11367	OAK	6	REMOVE
11368	OAK	4	REMOVE
11369	OAK	4	REMOVE
11370	OAK	4	REMOVE
11371	OAK	4	REMOVE
11372	OAK	5	REMOVE
11373	OAK	4	REMOVE
11374	OAK	4	REMOVE
11375	OAK	4	REMOVE
11376	OAK	4	REMOVE
11377	OAK	5	REMOVE
11378	OAK	6	REMOVE
11379	OAK	4	REMOVE
11380	OAK	4	REMOVE
11381	OAK	6	REMOVE
11382	OAK	5	REMOVE
11383	OAK	5	REMOVE
11384	OAK	5	REMOVE
11385	OAK	6	REMOVE
11386	OAK	4	REMOVE
11390	OAK	4	REMOVE
11391	OAK	4	REMOVE
11392	OAK	5	REMOVE
11393	OAK	6	REMOVE
11394	OAK	4	REMOVE
11395	OAK	5	REMOVE
11396	OAK	4	REMOVE
11397	OAK	6	REMOVE
11398	OAK	7	REMOVE
11399	OAK	9	REMOVE
11400	OAK	8	REMOVE
11401	OAK	7	REMOVE
11402	OAK	6	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11403	OAK	5	REMOVE
11404	OAK	5	REMOVE
11405	PINE	6	REMOVE
11406	OAK	6	REMOVE
11407	OAK	14	REMOVE
11408	OAK	10	REMOVE
11409	PINE	8	REMOVE
11410	OAK	13	REMOVE
11411	OAK	10	REMOVE
11412	OAK	8	REMOVE
11413	OAK	7	REMOVE
11414	OAK	7	REMOVE
11415	OAK	19	REMOVE
11416	OAK	11	REMOVE
11417	OAK	11	REMOVE
11418	OAK	13	REMOVE
11419	OAK	10	REMOVE
11420	OAK	8	REMOVE
11421	OAK	15	REMOVE
11422	OAK	13	REMOVE
11423	OAK	6	REMOVE
11424	OAK	17	REMOVE
11425	OAK	9	REMOVE
11426	OAK	9	REMOVE
11427	OAK	32	REMOVE
11428	OAK	10	REMOVE
11429	OAK	13	REMOVE
11430	OAK	14	REMOVE
11431	OAK	14	REMOVE
11432	OAK	12	REMOVE
11433	PINE	6	REMOVE
11434	OAK	10	REMOVE
11435	OAK	15	REMOVE
11436	OAK	17	REMOVE
11437	PINE	18	REMOVE
11438	OAK	15	REMOVE
11439	OAK	25	REMOVE
11440	OAK	15	REMOVE
11441	OAK	11	REMOVE
11442	PINE	16	REMOVE
11443	OAK	17	REMOVE
11444	PINE	17	REMOVE
11445	PINE	17	REMOVE
11446	OAK	5	REMOVE
11447	OAK	17	REMOVE
11448	OAK	13	REMOVE
11449	PINE	15	REMOVE
11450	PINE	17	REMOVE
11451	PINE	17	REMOVE
11452	PINE	10	REMOVE
11453	PINE	16	REMOVE
11454	PINE	19	REMOVE
11455	PINE	17	REMOVE
11456	OAK	21	REMOVE
11457	PINE	25	REMOVE
11458	PINE	14	REMOVE
11459	OAK	14	REMOVE
11460	OAK	18	REMOVE
11461	PINE	11	REMOVE
11462	PINE	19	REMOVE
11463	PINE	25	REMOVE
11464	PINE	16	REMOVE
11465	PINE	15	REMOVE
11466	OAK	21	REMOVE
11467	OAK	16	REMOVE
11468	OAK	18	REMOVE
11469	PINE	21	REMOVE
11470	PALM	11	REMOVE
11471	PINE	13	REMOVE
11472	PALM	11	REMOVE
11473	PINE	13	REMOVE
11474	PINE	12	REMOVE
11475	PINE	11	REMOVE
11476	OAK	6	REMOVE
11477	OAK	4	REMOVE
11478	PINE	17	REMOVE
11479	OAK	19	REMOVE
11480	PINE	17	REMOVE
11481	OAK	22	REMOVE
11482	PINE	18	REMOVE
11483	OAK	5	REMOVE
11484	OAK	21	REMOVE
11485	OAK	19	REMOVE
11486	OAK	10	REMOVE
11487	OAK	5	REMOVE
11488	PALM	19	REMOVE
11489	PINE	4	REMOVE
11494	PINE	23	REMOVE
11495	PALM	16	REMOVE
11496	PINE	16	REMOVE
11497	PINE	19	REMOVE
11498	PINE	10	REMOVE
11499	PINE	19	REMOVE
11500	OAK	9	REMOVE
11501	PINE	21	REMOVE
11502	OAK	5	REMOVE
11503	MAPLE	27	REMOVE
11504	PINE	18	REMOVE
11505	PINE	12	REMOVE
11506	PINE	21	REMOVE
11507	PINE	19	REMOVE
11508	PALM	14	REMOVE
11509	PALM	16	REMOVE
11510	PINE	15	REMOVE
11511	OAK	18	REMOVE
11512	OAK	16	REMOVE
11513	OAK	13	REMOVE
11514	PINE	9	REMOVE
11515	PINE	16	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11516	PINE	14	REMOVE
11517	OAK	13	REMOVE
11520	PALM	12	REMOVE
11521	PINE	11	REMOVE
11522	PINE	7	REMOVE
11523	PALM	13	REMOVE
11524	PINE	14	REMOVE
11525	PINE	15	REMOVE
11526	PINE	15	REMOVE
11527	PINE	10	REMOVE
11528	OAK	23	REMOVE
11529	PINE	19	REMOVE
11530	OAK	20	REMOVE
11531	OAK	14	REMOVE
11532	OAK	16	REMOVE
11533	OAK	19	REMOVE
11534	PINE	21	REMOVE
11535	PINE	18	REMOVE
11536	PINE	18	REMOVE
11537	OAK	6	REMOVE
11538	PINE	21	REMOVE
11539	OAK	6	REMOVE
11540	PINE	18	REMOVE
11541	OAK	14	REMOVE
11542	OAK	24	REMOVE
11543	OAK	15	REMOVE
11544	OAK	14	REMOVE
11545	OAK	4	REMOVE
11550	OAK	6	REMOVE
11551	OAK	6	REMOVE
11552	OAK	7	REMOVE
11553	PINE	18	REMOVE
11554	OAK	14	REMOVE
11555	OAK	4	REMOVE
11556	OAK	20	REMOVE
11557	OAK	40	REMOVE
11558	OAK	27	REMOVE
11559	OAK	7	REMOVE
11560	OAK	15	REMOVE
11561	OAK	15	REMOVE
11562	OAK	11	REMOVE
11563	OAK	11	REMOVE
11564	OAK	13	REMOVE
11565	OAK	15	REMOVE
11566	OAK	14	REMOVE
11567	PALM	14	REMOVE
11568	PINE	12	REMOVE
11569	PINE	14	REMOVE
11570	OAK	6	REMOVE
11571	OAK	22	REMOVE
11572	PINE	15	REMOVE
11573	PINE	15	REMOVE
11574	OAK	6	REMOVE
11575	PINE	18	REMOVE
11576	PINE	12	REMOVE
11577	PINE	11	REMOVE
11578	PALM	15	REMOVE
11579	PALM	17	REMOVE
11580	PINE	13	REMOVE
11581	PINE	14	REMOVE
11582	PINE	16	REMOVE
11583	PINE	14	REMOVE
11584	PINE	14	REMOVE
11585	PINE	17	REMOVE
11586	PINE	14	REMOVE
11587	PINE	12	REMOVE
11588	PINE	14	REMOVE
11589	OAK	9	REMOVE
11590	OAK	4	REMOVE
11591	OAK	4	REMOVE
11592	OAK	7	REMOVE
11593	OAK	5	REMOVE
11594	OAK	5	REMOVE
11595	OAK	5	REMOVE
11596	OAK	5	REMOVE
11597	OAK	6	REMOVE
11598	PINE	18	REMOVE
11599	PINE	13	REMOVE
11600	PINE	17	REMOVE
11601	OAK	17	REMOVE
11602	OAK	19	REMOVE
11603	OAK	16	REMOVE
11604	OAK	5	REMOVE
11605	PINE	9	REMOVE
11606	PINE	14	REMOVE
11607	OAK	5	REMOVE
11608	OAK	6	REMOVE
11609	OAK	4	REMOVE
11610	OAK	4	REMOVE
11611	OAK	5	REMOVE
11612	PINE	19	REMOVE
11613	PINE	18	REMOVE
11614	PINE	10	REMOVE
11615	PINE	14	REMOVE
11616	OAK	5	REMOVE
11617	PINE	11	REMOVE
11618	PINE	12	REMOVE
11619	PINE	17	REMOVE
11620	OAK	8	REMOVE
11621	PINE	16	REMOVE
11622	OAK	4	REMOVE
11623	OAK	4	REMOVE
11624	OAK	4	REMOVE
11625	PINE	16	REMOVE
11626	PINE	10	REMOVE
11627	OAK	6	REMOVE
11628	OAK	5	REMOVE
11629	OAK	13	REMOVE
11630	OAK	5	REMOVE

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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Drawing name: K:\ORL_LA\TAMPA\145062001 - Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L.50 - TREE MITIGATION PLAN.dwg L.59 Oct 14, 2020 1:28pm by: Wes.Rogers

No.	REVISIONS	DATE	BY

Kimley»Horn

655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR

TREE MITIGATION DATA

MORGAN ANCLOTE HARBOR

TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L.59

TREE NO.	SPECIES	DBH	ACTION
11631	PINE	13	REMOVE
11632	OAK	11	REMOVE
11633	OAK	4	REMOVE
11634	OAK	15	REMOVE
11635	OAK	15	REMOVE
11636	PINE	8	REMOVE
11637	OAK	5	REMOVE
11638	PINE	5	REMOVE
11639	OAK	14	REMOVE
11640	PINE	4	REMOVE
11641	OAK	14	REMOVE
11642	OAK	13	REMOVE
11643	OAK	13	REMOVE
11644	OAK	14	REMOVE
11645	OAK	13	REMOVE
11646	OAK	13	REMOVE
11647	OAK	11	REMOVE
11648	OAK	19	REMOVE
11649	OAK	12	REMOVE
11650	OAK	13	REMOVE
11651	OAK	14	REMOVE
11652	OAK	13	REMOVE
11653	OAK	14	REMOVE
11654	OAK	14	REMOVE
11655	OAK	25	REMOVE
11656	OAK	20	REMOVE
11657	OAK	18	REMOVE
11658	OAK	21	REMOVE
11659	PINE	17	REMOVE
11660	PINE	14	REMOVE
11663	PINE	12	REMOVE
11664	PINE	13	REMOVE
11665	PINE	14	REMOVE
11666	PINE	10	REMOVE
11667	PINE	13	REMOVE
11668	PINE	13	REMOVE
11669	PINE	13	REMOVE
11670	PINE	14	REMOVE
11671	PINE	12	REMOVE
11672	PINE	10	REMOVE
11673	PINE	9	REMOVE
11674	PINE	15	REMOVE
11675	PINE	17	REMOVE
11676	OAK	5	REMOVE
11677	OAK	4	REMOVE
11678	OAK	6	REMOVE
11679	PINE	19	REMOVE
11683	PALM	14	REMOVE
11684	EAR	12	REMOVE
11685	PUNK	45	REMOVE
11686	PUNK	6	REMOVE
11687	PUNK	7	REMOVE
11688	OAK	14	REMOVE
11689	PALM	16	REMOVE
11690	PALM	18	REMOVE
11691	PALM	17	REMOVE
11692	PUNK	4	REMOVE
11693	PALM	17	REMOVE
11694	PALM	16	REMOVE
11695	PALM	17	REMOVE
11696	PALM	17	REMOVE
11697	PALM	18	REMOVE
11698	PUNK	5	REMOVE
11699	PALM	10	REMOVE
11700	OAK	24	REMOVE
11701	PALM	15	REMOVE
11702	OAK	12	REMOVE
11703	OAK	4	REMOVE
11704	OAK	4	REMOVE
11705	PINE	21	REMOVE
11706	OAK	5	REMOVE
11707	OAK	4	REMOVE
11708	OAK	7	REMOVE
11709	MAPLE	17	REMAIN
11710	PALM	14	REMAIN
11711	PALM	14	REMAIN
11712	OAK	6	REMAIN
11713	OAK	10	REMAIN
11714	OAK	11	REMAIN
11715	PALM	16	REMAIN
11716	PALM	16	REMAIN
11717	OAK	6	REMAIN
11718	PALM	11	REMAIN
11719	PALM	10	REMAIN
11720	PALM	10	REMAIN
11721	OAK	4	REMAIN
11722	OAK	8	REMAIN
11723	OAK	10	REMAIN
11724	PALM	14	REMAIN
11725	PINE	15	REMOVE
11726	PINE	13	REMOVE
11727	OAK	10	REMOVE
11728	PINE	17	REMOVE
11729	OAK	5	REMOVE
11730	OAK	4	REMOVE
11731	PINE	15	REMOVE
11732	OAK	7	REMOVE
11733	PINE	15	REMOVE
11734	OAK	6	REMOVE
11735	OAK	5	REMOVE
11736	OAK	5	REMOVE
11737	OAK	4	REMOVE
11738	HOLLY	5	REMOVE
11739	OAK	4	REMOVE
11740	PINE	13	REMOVE
11741	OAK	8	REMOVE
11742	PINE	19	REMOVE
11743	OAK	4	REMOVE
11744	OAK	5	REMOVE
11745	PUNK	7	REMOVE
11746	PUNK	5	REMOVE
11747	PINE	5	REMOVE
11748	OAK	5	REMOVE
11749	PUNK	5	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11750	PUNK	5	REMOVE
11751	PUNK	5	REMOVE
11752	PUNK	5	REMOVE
11753	OAK	6	REMOVE
11754	PINE	15	REMOVE
11755	PINE	13	REMOVE
11756	OAK	6	REMOVE
11757	OAK	6	REMOVE
11758	OAK	14	REMOVE
11759	OAK	7	REMOVE
11760	PUNK	8	REMOVE
11761	PALM	9	REMOVE
11762	PINE	12	REMOVE
11763	PINE	17	REMOVE
11764	PINE	19	REMOVE
11765	OAK	5	REMOVE
11766	OAK	5	REMOVE
11767	PINE	15	REMOVE
11768	PINE	15	REMOVE
11769	PINE	16	REMOVE
11770	PINE	13	REMOVE
11771	PINE	11	REMOVE
11772	OAK	14	REMOVE
11773	OAK	10	REMOVE
11774	OAK	14	REMOVE
11775	OAK	15	REMOVE
11781	PALM	16	REMAIN
11782	OAK	22	REMOVE
11783	PINE	5	REMOVE
11784	OAK	20	REMOVE
11785	OAK	19	REMOVE
11786	OAK	12	REMOVE
11787	PINE	6	REMOVE
11788	OAK	11	REMOVE
11789	OAK	13	REMOVE
11790	OAK	19	REMOVE
11791	OAK	29	REMOVE
11792	OAK	37	REMOVE
11793	PINE	15	REMOVE
11794	PINE	20	REMOVE
11795	PINE	6	REMOVE
11796	PINE	16	REMOVE
11797	PINE	5	REMOVE
11798	OAK	18	REMOVE
11799	OAK	18	REMOVE
11800	OAK	12	REMOVE
11801	OAK	7	REMOVE
11802	OAK	17	REMOVE
11803	OAK	17	REMOVE
11804	OAK	26	REMOVE
11805	OAK	17	REMOVE
11806	PINE	4	REMOVE
11807	OAK	5	REMOVE
11808	PINE	10	REMOVE
11809	PINE	9	REMOVE
11810	OAK	23	REMOVE
11811	OAK	18	REMOVE
11812	PINE	8	REMOVE
11813	OAK	21	REMOVE
11814	OAK	17	REMOVE
11815	PINE	5	REMOVE
11816	PINE	5	REMOVE
11817	OAK	23	REMOVE
11818	PINE	6	REMOVE
11819	OAK	12	REMOVE
11820	OAK	20	REMOVE
11821	OAK	14	REMOVE
11822	OAK	12	REMOVE
11823	OAK	12	REMOVE
11824	OAK	14	REMOVE
11825	OAK	14	REMOVE
11826	OAK	18	REMOVE
11827	OAK	18	REMOVE
11828	OAK	21	REMOVE
11829	OAK	6	REMOVE
11830	OAK	13	REMOVE
11831	OAK	13	REMOVE
11832	OAK	12	REMOVE
11833	PINE	6	REMOVE
11834	OAK	9	REMOVE
11835	OAK	10	REMOVE
11836	OAK	11	REMOVE
11837	OAK	5	REMOVE
11838	OAK	7	REMOVE
11839	OAK	7	REMOVE
11840	OAK	11	REMOVE
11841	PINE	11	REMOVE
11842	OAK	11	REMOVE
11843	OAK	8	REMOVE
11844	OAK	9	REMOVE
11845	OAK	9	REMOVE
11846	OAK	20	REMOVE
11847	OAK	19	REMOVE
11848	OAK	14	REMOVE
11849	OAK	19	REMOVE
11850	OAK	7	REMOVE
11851	OAK	7	REMOVE
11852	OAK	8	REMOVE
11853	OAK	24	REMOVE
11854	OAK	21	REMOVE
11856	OAK	14	REMOVE
11857	ELM	8	REMOVE
11858	OAK	14	REMOVE
11859	OAK	18	REMOVE
11860	OAK	16	REMOVE
11861	OAK	8	REMOVE
11862	OAK	22	REMOVE
11863	OAK	5	REMOVE
11873	PALM	5	REMOVE
11874	OAK	14	REMOVE
11875	OAK	21	REMOVE
11876	MAPLE	18	REMOVE
11877	PALM	14	REMOVE
11878	PALM	6	REMOVE

TREE NO.	SPECIES	DBH	ACTION
11879	PALM	14	REMOVE
11880	PALM	14	REMOVE
11881	MAPLE	17	REMOVE
11882	PALM	12	REMOVE
11883	OAK	6	REMOVE
11884	OAK	7	REMOVE
11885	OAK	6	REMOVE
11886	MAPLE	12	REMOVE
11887	PALM	14	REMOVE
11888	PALM	13	REMOVE
11889	MAPLE	19	REMOVE
11890	MAPLE	15	REMOVE
11891	PALM	14	REMOVE
11892	PINE	19	REMOVE
11893	PINE	23	REMOVE
11894	MAPLE	19	REMOVE
11895	MAPLE	12	REMOVE
11896	PALM	13	REMOVE
11897	MAPLE	19	REMOVE
11898	PALM	18	REMOVE
11899	MAPLE	14	REMOVE
11900	MAPLE	14	REMOVE
11901	PALM	15	REMOVE
11902	PALM	12	REMOVE
11903	OAK	37	REMOVE
11904	OAK	10	REMAIN
11905	PALM	15	REMOVE
11906	MAPLE	9	REMOVE
11907	MAPLE	21	REMOVE
11908	OAK	7	REMOVE
11909	OAK	10	REMOVE
11910	OAK	16	REMOVE
11911	OAK	22	REMOVE
11912	OAK	16	REMOVE
11913	OAK	18	REMOVE
11914	OAK	16	REMOVE
11915	OAK	17	REMOVE
11916	OAK	5	REMOVE
11917	PALM	15	REMOVE
11918	PALM	13	REMOVE
11919	PALM	17	REMOVE
11920	PALM	15	REMOVE
11921	PALM	12	REMOVE
11922	PALM	11	REMOVE
11923	PALM	10	REMOVE
11924	PALM	10	REMOVE
11925	PALM	15	REMOVE
11926	CAMPHOR	5	REMOVE
11927	PALM	15	REMOVE
11928	OAK	16	REMOVE
11929	OAK	6	REMOVE
11930	OAK	10	REMOVE
11931	PALM	19	REMOVE
11932	PALM	13	REMOVE
11933	PALM	16	REMOVE
11934	PALM	16	REMOVE
11935	PALM	14	REMOVE
11936	PALM	13	REMOVE
11937	PALM	18	REMOVE
11938	PALM	16	REMOVE
11939	OAK	5	REMAIN
11940	OAK	18	REMAIN
11941	PALM	15	REMAIN
11945	OAK	11	REMAIN
11946	OAK	11	REMAIN
11947	OAK	6	REMAIN
11948	PALM	14	REMAIN
11949	OAK	7	REMAIN
11950	OAK	14	REMAIN
11951	OAK	10	REMAIN
11952	OAK	20	REMAIN
11953	PALM	17	REMOVE
11954	PALM	19	REMOVE
11955	PALM	18	REMOVE
11956	OAK	4	REMOVE
11957	Oak	5	REMOVE
11958	PALM	18	REMOVE
11959	PALM	19	REMOVE
11960	PALM	18	REMOVE
11961	PALM	18	REMOVE
11962	PALM	19	REMOVE
11963	OAK	21	REMOVE
11964	PALM	13	REMOVE
11965	PALM	13	REMOVE
11966	PALM	15	REMOVE
11967	PALM	14	REMOVE
11968	PALM	12	REMOVE
11969	OAK	5	REMOVE
11970	PALM	19	REMOVE
11971	CAMPHOR	17	REMOVE
11972	PALM	14	REMOVE
11973	PALM	14	REMOVE
11974	OAK	13	REMOVE
11975	OAK	18	REMOVE
11976	PALM	12	REMOVE
11990	PINE	19	REMOVE
11991	PUNK	16	REMOVE
11992	OAK	15	REMOVE
11993	PUNK	10	REMOVE
11994	OAK	19	REMOVE
11995	UNKOWN	9	REMOVE
11996	OAK	15	REMOVE
11997	OAK	19	REMOVE
11998	OAK	19	REMOVE
11999	OAK	13	REMOVE
12000	OAK	5	REMOVE
12001	OAK	9	REMOVE
12002	OAK	14	REMOVE
12003	OAK	15	REMOVE
12004	OAK	14	REMOVE
12005	OAK	14	REMOVE
12006	OAK	13	REMOVE
12007	OAK	18	REMOVE
12008	OAK	15	REMOVE

TREE NO.	SPECIES	DBH	ACTION
12009	PINE	26	REMOVE
12010	OAK	18	REMOVE
12011	OAK	14	REMOVE
12012	OAK	18	REMOVE
12013	OAK	23	REMOVE
12014	OAK	18	REMOVE
12015	OAK	14	REMOVE
12016	OAK	22	REMOVE
12017	OAK	19	REMOVE
12018	OAK	18	REMOVE
12023	OAK	7	REMAIN
12024	OAK	6	REMAIN
12025	OAK	8	REMAIN
12026	OAK	12	REMAIN
12027	OAK	8	REMAIN
12028	OAK	16	REMAIN
12029	PINE	8	REMAIN
12030	PINE	9	REMAIN
12031	OAK	5	REMAIN
12032	OAK	8	REMAIN
12033	OAK	8	REMAIN
12034	PINE	15	REMAIN
12035	OAK	6	REMAIN
12036	PINE	16	REMAIN
12037	PINE	10	REMAIN
12038	PINE	6	REMAIN
12039	OAK	5	REMAIN
12040	OAK	5	REMAIN
12041	PINE	16	REMAIN
12042	OAK	6	REMAIN
12043	OAK	16	REMAIN
12044	PINE	14	REMAIN
12045	OAK	24	REMOVE
12046	CEDAR	5	REMOVE
12047	OAK	12	REMOVE
12048	PALM	10	REMOVE
12049	OAK	14	REMOVE
12050	OAK	6	REMOVE
12051	OAK	16	REMOVE
12052	OAK	15	REMOVE
12053	PINE	9	REMOVE
12054	PINE	8	REMOVE
12055	OAK	18	REMOVE
12064	OAK	13	REMAIN
12065	OAK	10	REMAIN
12066	OAK	9	REMAIN
12067	OAK	5	REMAIN
12068	PINE	6	REMAIN
12069	OAK	5	REMOVE
12070	OAK	5	REMOVE
12071	OAK	15	REMOVE
12072	OAK	16	REMOVE
12073	PINE	6	REMOVE
12074	PUNK	19	REMOVE
12075	PUNK	12	REMOVE
12076	PUNK	9	REMOVE
12077	PUNK	11	REMOVE
12078	PUNK	7	REMOVE
12079	PUNK	9	REMOVE
12080	PUNK	6	REMOVE
12081	PUNK	4	REMOVE
12082	PUNK	6	REMOVE
12083	PUNK	15	REMOVE
12084	OAK	11	REMOVE
12085	PUNK	6	REMOVE
12086	PUNK	16	REMOVE
12087	PINE	11	REMOVE
12088	PALM	11	REMOVE
12089	PUNK	7	REMOVE
12090	PALM	14	REMOVE
12091	PUNK	10	REMOVE
12092	OAK	12	REMOVE
12093	OAK	6	REMOVE
12098	PINE	18	REMAIN
12099	OAK	6	REMAIN
12100	OAK	4	REMAIN
12101	OAK	17	REMAIN
12102	OAK	18	REMAIN
12103	OAK	13	REMAIN
12104	OAK	9	REMAIN
12105	OAK	5	REMAIN
12106	OAK	12	REMAIN
12107	OAK	11	REMAIN
12108	OAK	4	REMAIN
12109	OAK	7	REMAIN
12110	OAK	6	REMAIN
12111	OAK	5	REMAIN
12112	OAK	13	REMAIN
12113	OAK	5	REMAIN
12117	OAK	22	REMOVE
12118	OAK	29	REMOVE
12119	OAK	23	REMOVE
12120	OAK	17	REMAIN
12121	OAK	18	REMAIN
12122	OAK	17	REMAIN
12123	OAK	14	REMAIN
12124	OAK	5	REMAIN
12125	PALM	14	REMAIN
12126	OAK	12	REMAIN
12127	OAK	6	REMAIN
12128	OAK	7	REMAIN
12129	OAK	4	REMAIN
12130	PINE	14	REMAIN
12131	OAK	5	REMAIN
12132	PALM	15	REMAIN
12133	PINE	22	REMAIN
12134	OAK	5	REMAIN
12135	OAK	8	REMAIN
12346	PALM	12	REMAIN
12352	PINE	8	REMAIN
12428	CAMPHOR	11	REMOVE
12429	CAMPHOR	7	REMOVE
12432	PALM	14	REMOVE
12571	PINE	18	REMOVE

TREE NO.	SPECIES	DBH	ACTION
12641	PALM	15	REMAIN
12642	PALM	11	REMAIN
12712	HOLLY	5	REMAIN
12538	OAK	7	REMAIN
12539	MYRTLE	4	REMAIN
12540	OAK	9	REMAIN
12541	MYRTLE	6	REMAIN
12542	MYRTLE	4	REMAIN
12543	OAK	9	REMAIN
12544	OAK	7	REMAIN
12545	OAK	4	REMAIN
12546	OAK	11	REMAIN
12547	MYRTLE	5	REMAIN
12548	OAK	10	REMAIN
12549	OAK	11	REMAIN
12556	PALM	12	REMAIN
12557	CAMPHOR	5	REMOVE
12558	CAMPHOR	11	REMOVE
12559	CAMPHOR	5	REMOVE
12560	PALM	15	REMAIN
12561	CAMPHOR	5	REMOVE
12562	CAMPHOR	6	REMOVE
12563	CAMPHOR	5	REMOVE
12564	CAMPHOR	6	REMOVE
12565	CAMPHOR	4	REMOVE
12566	CAMPHOR	4	REMOVE
12567	CAMPHOR	5	REMOVE
12568	CAMPHOR	5	REMOVE
12569	OAK	8	REMAIN
12570	CAMPHOR	4	REMOVE
12572	CAMPHOR	6	REMOVE
12573	CAMPHOR	6	REMOVE
12574	MAPLE	4	REMAIN
12575	MAPLE	4	REMAIN
12576	PALM	15	REMAIN
12577	PALM	14	REMAIN
12578	PALM	13	REMAIN
12579	PALM	13	REMAIN
12580	PALM	15	REMAIN
12581	MAPLE	6	REMAIN
12582	PALM	12	REMAIN
12583	PALM	14	REMAIN
12584	CAMPHOR	6	REMOVE
12585	CAMPHOR	4	REMOVE
12586	CAMPHOR	4	REMOVE
12587	CAMPHOR	4	REMOVE
12588	OAK	18	REMAIN
12589	CAMPHOR	6	REMOVE
12591	PALM	6	REMAIN
12592	CAMPHOR	4	REMOVE
12593	CAMPHOR	18	REMOVE
12594	OAK	8	REMAIN
12595	PALM	16	REMAIN
12596	PALM	13	REMAIN
12597	CAMPHOR	5	REMOVE
12598	CAMPHOR	5	REMOVE
12599	CAMPHOR	5	REMOVE
12600	CAMPHOR	5	REMOVE
12601	CAMPHOR	6	REMOVE
12602	CAMPHOR	7	REMOVE
12604	PALM	15	REMAIN
12605	CAMPHOR	10	REMOVE
12606	PALM	13	REMAIN
12607	PALM	13	REMAIN
12608	CAMPHOR	6	REMOVE
12609	CAMPHOR	6	REMOVE
12610	CAMPHOR	7	REMOVE
12611	CAMPHOR	5	REMOVE
12612	CAMPHOR	5	REMOVE
12613	CAMPHOR	5	REMOVE
12614	CAMPHOR	7	REMOVE
12615	CAMPHOR	7	REMOVE
12616	CAMPHOR	9	REMOVE
12617	CAMPHOR	7	REMOVE
12618	CAMPHOR	6	REMOVE
12619	CAMPHOR	6	REMOVE
12620	MAPLE	8	REMAIN
12621	CAMPHOR	15	REMOVE
12622	CAMPHOR	12	REMOVE
12623	CAMPHOR	6	REMOVE
12624	CAMPHOR	6	REMOVE
12625	CAMPHOR	6	REMOVE
12626	CAMPHOR	8	REMOVE
12627	CAMPHOR	12	REMOVE
12628	CAMPHOR	9	REMOVE
12635	CAMPHOR	8	REMOVE
12636	CAMPHOR	6	REMOVE
12637	CAMPHOR	6	REMOVE
12638	PINE	23	REMAIN
12639	CAMPHOR	8	REMOVE
12640	CAMPHOR	7	REMOVE
12643	PINE	22	REMAIN
12644	CAMPHOR	9	REMOVE
12645	CAMPHOR	6	REMOVE
12646	CAMPHOR	6	REMOVE
12647	CAMPHOR	7	REMOVE
12648	CAMPHOR	5	REMOVE
12649	CAMPHOR	8	REMOVE
12650	PINE	19	REMAIN
12651	CAMPHOR	5	REMOVE
12652	CAMPHOR	7	REMOVE
12653	CAMPHOR	4	REMOVE
12654	CAMPHOR	5	REMOVE
12655	PALM	9	REMAIN
12656	PALM	15	REMAIN
12657	PALM	14	REMAIN
12658	PALM	13	REMAIN
12659	PALM	14	REMAIN
12660	PINE	23	REMAIN
12661	PALM	11	REMAIN
12662	PALM	13	REMAIN
12663	PALM	10	REMAIN
12664	PALM	13	REMAIN
12665	PALM	16	REMAIN

TREE NO.	SPECIES	DBH	ACTION
12666	PALM	13	REMAIN
12667	OAK	11	REMAIN
12668	OAK	11	REMAIN
12669	CAMPHOR	4	REMOVE
12670	CAMPHOR	5	REMOVE
12671	PALM	13	REMAIN
12672	CAMPHOR	26	REMOVE
12673	PINE	20	REMAIN
12674	CAMPHOR	24	REMOVE
12675	CAMPHOR	19	REMOVE
12676	PINE	17	REMAIN
12677	CAMPHOR	21	REMOVE
12678	CAMPHOR	4	REMOVE
12679	PINE	16	REMAIN
12680	CAMPHOR	16	REMOVE
12681	CAMPHOR	16	REMOVE
12682	CAMPHOR	25	REMOVE
12683	CAMPHOR	25	REMOVE
12684	CAMPHOR	13	REMOVE
12685	CAMPHOR	34	REMOVE
12686	PINE	20	REMAIN
12687	CAMPHOR	50	REMOVE
12688	CAMPHOR	26	REMOVE
12689	CAMPHOR	7	REMOVE
12690	CAMPHOR	28	REMOVE
12691	PALM	5	REMAIN
12692	CAMPHOR	9	REMOVE
12693	CAMPHOR	4	REMOVE
12695	PINE	15	REMAIN
12696	PINE	16	REMAIN
12697	PINE	18	REMAIN
12698	CAMPHOR	19	REMOVE
12699	CAMPHOR	14	REMOVE
12700	CAMPHOR	22	REMOVE
12701	CAMPHOR	16	REMOVE
12702	PINE	25	REMAIN
12706	CAMPHOR	10	REMOVE
12707	EAR	10	REMOVE
12708	EAR	8	REMOVE
12709	EAR	19	REMOVE
12713	CAMPHOR	14	REMOVE
12714	OAK	14	REMAIN
12715	CAMPHOR	7	REMOVE
12716	OAK	6	REMAIN
12717	MAPLE	5	REMAIN
12718	CAMPHOR	4	REMOVE
12719	EAR	18	REMOVE
12720	MAPLE	4	REMAIN
12721	MAPLE	7	REMAIN
12722	MAPLE	10	REMAIN
12723	MAPLE	5	REMAIN
12724	MAPLE	9	REMAIN
12725	MAPLE	6	REMAIN
12726	CAMPHOR	8	REMOVE
12727	CAMPHOR	8	REMOVE
12728	CAMPHOR	10	REMOVE
12729	CAMPHOR	5	REMOVE
12730	CAMPHOR	12	REMOVE
12734	CAMPHOR	5	REMOVE
12735	CAMPHOR	4	REMOVE
12736	CAMPHOR	5	REMOVE
12737	OAK	9	REMAIN
12738	OAK	10	REMAIN
12739	CAMPHOR	8	REMOVE
12740	CAMPHOR	11	REMOVE
13331	OAK	5	REMAIN
13332	OAK	6	REMAIN
13333	OAK	6	REMAIN
13334	OAK	5	REMAIN
13335	OAK	9	REMAIN
13336	PUNK	16	REMOVE
13337	OAK	5	REMAIN
13338	PUNK	16	REMOVE
13339	PINE	24	REMAIN
13340	OAK	4	REMAIN
13341	OAK	4	REMAIN
13342	PINE	23	REMAIN
13343	PINE	21	REMAIN
13344	OAK	6	REMAIN
13345	OAK	5	REMAIN
13346	PINE	19	REMAIN
13347	OAK	7	REMAIN
13558	PINE	16	REMAIN
13559	OAK	7	REMAIN
13560	OAK	5	REMOVE
13561	OAK	6	REMAIN
13562	OAK	4	REMAIN
13563	OAK	6	REMAIN
13564	OAK	23	REMOVE
13565	PINE	15	REMAIN
13566	PINE	14	REMAIN
13567	PINE	16	REMAIN
13568	OAK	13	REMAIN
13569	OAK	20	REMAIN
13570	OAK	16	REMAIN
13571	PINE	16	REMAIN
13572	PINE	13	REMOVE
13573	PINE	11	REMOVE
13574	OAK	6	REMAIN
13575	OAK	9	REMAIN
13576	OAK	13	REMAIN
13577	OAK	6	REMAIN
13578	OAK	7	REMAIN
13579	OAK	16	REMAIN
13580	OAK	6	REMAIN
13581	PINE	16	REMAIN
13582	OAK	6	REMAIN
13583	OAK	6	REMAIN
13584	OAK	6	REMAIN
13585	OAK	11	REMAIN
13586	PINE	20	REMAIN
13587	PALM	16	REMOVE
13588	PINE	13	REMOVE
13589	OAK	20	REMOVE

TREE NO.	SPECIES	DBH	ACTION
13590	OAK	14	REMOVE
13591	OAK	10	REMOVE
13592	OAK	15	REMOVE
13593	OAK	8	REMOVE
13594	OAK	15	REMOVE
13595	OAK	10	REMOVE
13596	OAK	12	REMOVE
13597	OAK	11	REMOVE
13598	OAK	14	REMOVE
13599	OAK	8	REMOVE
13600	OAK	18	REMOVE
13601	OAK	13	REMOVE
13602	OAK	8	REMOVE
13603	OAK	12	REMOVE
13604	OAK	15	REMOVE
13605	OAK	15	REMOVE
13606	OAK	18	REMOVE
13607	OAK	20	REMOVE
13608	PINE	21	REMOVE
13609	PINE	11	REMOVE
13610	PINE	16	REMOVE
13611	OAK	16	REMOVE
13612	OAK	17	REMOVE
13613	OAK	5	REMOVE
13614	OAK	16	REMOVE
13615	OAK	8	REMOVE
13616	OAK	15	REMOVE
13617	OAK	6	REMOVE
13618	OAK	17	REMOVE
13619	OAK	10	REMOVE
13620	PINE	13	REMOVE
13621	PINE	12	REMOVE
13622	PINE	7	REMOVE
13623	OAK	21	REMOVE
13624	OAK	5	REMOVE
13625	OAK	4	REMOVE
13626	OAK	7	REMOVE
13627	OAK	19	REMOVE
13628	OAK	17	REMOVE
13629	OAK	14	REMOVE
13630	PINE	6	REMOVE
13631	PINE	13	REMOVE
13632	OAK	8	REMOVE
13633	OAK	18	REMOVE
13634	OAK	15	REMOVE
13635	OAK	5	REMOVE
13636	OAK	11	REMOVE
13637	OAK	15	REMOVE
13638	PINE	8	REMOVE
13639	OAK	26	REMOVE
13640	PINE	6	REMOVE
13641	OAK	11	REMOVE
13642	PINE	4	REMOVE
13643	PINE	4	REMOVE
13644	PINE	27	REMOVE
13645	PINE	7	REMOVE
13646	PINE	17	REMAIN
13647	OAK	20	REMAIN
13648	OAK	18	REMOVE
13649	PINE	13	REMAIN
13650	PINE	10	REMAIN
13651	OAK	4	REMAIN
13652	PINE	12	REMAIN
13653	PALM	16	REMAIN
13654	PINE	16	REMOVE
13655	OAK	19	REMOVE
13656	PINE	18	REMOVE
13657	OAK	5	REMOVE
13658	OAK	5	REMOVE
13659	OAK	4	REMOVE
13660	PINE	11	REMOVE
13661	PINE	15	REMOVE
13662	PINE	15	REMOVE
13663	PINE	16	REMOVE
13664	PINE	21	REMOVE
13665	PINE	16	REMOVE
13666	PALM	9	REMOVE
13667	OAK	4	REMOVE
13668	OAK	6	REMOVE
13669	OAK	6	REMAIN
13670	OAK	7	REMAIN
13671	PINE	19	REMAIN
13672	OAK	8	REMAIN
13673	PINE	16	REMOVE
13674	OAK	6	REMAIN
13675	OAK	10	REMAIN
13676	OAK	5	REMAIN
13677	OAK	5	REMAIN
13678	PALM	15	REMAIN
13679	PUNK	9	REMOVE
13680	PUNK	9	REMOVE
13681	PUNK	8	REMOVE
13682	PUNK	5	REMOVE
13683	PUNK	8	REMOVE
13684	PUNK	6	REMOVE
13685	PUNK	8	REMOVE
13686	PINE	19	REMAIN
13687	OAK	10	REMAIN
13688	OAK	10	REMAIN
13689	MAPLE	22	REMAIN
13690	OAK	9	REMAIN
13691	OAK	9	REMAIN
13692	PALM	16	REMAIN
13693	PALM	15	REMAIN
13694	OAK	8	REMAIN
13695	OAK	10	REMAIN
13696	PALM	14	REMAIN
13697	OAK	8	REMAIN
13698	OAK	8	REMAIN
13699	OAK	8	REMAIN
13700	CAMPHOR	8	REMOVE
13701	OAK	5	REMAIN
13702	PALM	13	REMAIN
13703	OAK	11	REMAIN

TREE NO.	SPECIES	DBH	ACTION
13704	OAK	9	REMAIN
13705	OAK	5	REMAIN
13706	OAK	5	REMAIN
13707	OAK	7	REMAIN
13708	OAK	6	REMAIN
13709	OAK	16	REMAIN
13710	PALM	17	REMAIN
13711	OAK	7	REMAIN
13712	OAK	4	REMAIN
13713	OAK	6	REMAIN
13714	PALM	16	REMAIN
13715	OAK	8	REMAIN
13716	OAK	5	REMAIN
13717	OAK	17	REMAIN
13718	OAK	13	REMAIN
13719	PINE	18	REMAIN
13720	OAK	5	REMAIN
13721	OAK	14	REMOVE
13722	OAK	5	REMOVE
13723	OAK	8	REMOVE
13724	OAK	4	REMOVE
13725	OAK	8	REMOVE
13726	CHERRY LAUREL	5	REMOVE
13727	MAPLE	11	REMOVE
13728	PALM	15	REMOVE
13729	OAK	8	REMAIN
13730	OAK	18	REMAIN
13731	OAK	5	REMAIN
13732	OAK	5	REMAIN
13733	OAK	7	REMAIN
13734	PALM	19	REMAIN
13735	PUNK	60	REMOVE
13736	PALM	16	REMAIN
13737	PALM	15	REMOVE
13738	PINE	7	REMOVE
13739	PINE	4	REMOVE
13740	OAK	21	REMOVE
13741	OAK	19	REMOVE
13742	OAK	15	REMOVE
13743	OAK	17	REMOVE
13744	OAK	14	REMOVE
13745	OAK	15	REMOVE
13746	OAK	12	REMOVE
13747	PALM	11	REMOVE
13748	OAK	8	REMOVE
13749	OAK	18	REMOVE
13750	OAK	12	REMOVE
13751	OAK	16	REMOVE
13752	PINE	6	REMOVE
13753	PINE	6	REMOVE
13754	PINE	6	REMOVE
13755	PINE	6	REMOVE
13756	PINE	5	REMOVE
13757	OAK	16	REMOVE
13758	OAK	5	REMOVE
13759	OAK	19	REMOVE
13760	OAK	10	REMOVE
13761	OAK	6	REMOVE
13762	OAK	6	REMAIN
13763	OAK	6	REMAIN
13764	PALM	16	REMAIN
13765	PALM	11	REMAIN
13766	PALM	8	REMAIN
13767	MAPLE	28	REMAIN
13768	OAK	4	REMAIN
13769	OAK	10	REMAIN
13770	OAK	10	REMAIN
13771	PALM	18	REMAIN
13772	OAK	5	REMAIN
13773	PALM	15	REMAIN
13774	PALM	15	REMAIN
13775	PALM	15	REMAIN
13776	OAK	5	REMAIN
13777	OAK	5	REMAIN
13778	OAK	5	REMAIN
13779	OAK	6	REMAIN
13780	OAK	8	REMAIN
13781	OAK	4	REMAIN
13782	PINE	17	REMAIN
13783	PINE	18	REMAIN
13784	OAK	11	REMAIN
13785	OAK	5	REMAIN
13786	OAK	5	REMAIN
13787	OAK	4	REMAIN
13788	OAK	6	REMAIN
13789	OAK	5	REMAIN
13790	OAK	7	REMAIN
13791	OAK	5	REMAIN
13792	OAK	6	REMAIN
13793	OAK	7	REMAIN
13794	PINE	16	REMAIN
13795	OAK	7	REMAIN
13796	OAK	6	REMAIN
13797	OAK	5	REMAIN
13798	OAK	4	REMAIN
13799	OAK	4	REMAIN
13800	OAK	13	REMAIN
13801	OAK	14	REMAIN
13802	OAK	8	REMAIN
13803	OAK	9	REMAIN
13804	OAK	4	REMAIN
13805	OAK	13	REMAIN
13806	OAK	6	REMAIN
13807	OAK	9	REMAIN
13808	OAK	4	REMAIN
13809	OAK	6	REMAIN
13810	OAK	14	REMAIN
13811	OAK	9	REMAIN
13812	OAK	10	REMAIN
13813	OAK	8	REMAIN
13814	OAK	6	REMAIN
13815	OAK	19	REMAIN
13816	OAK	12	REMAIN
13817	OAK	21	REMAIN

TREE NO.	SPECIES	DBH	ACTION
13818	OAK	20	REMAIN
13819	PALM	16	REMAIN
13820	OAK	4	REMAIN
13821	OAK	6	REMAIN
13822	PALM	7	REMAIN
13823	OAK	12	REMAIN
13824	PINE	14	REMAIN
13825	PALM	11	REMAIN
13826	PALM	17	REMAIN
13827	OAK	5	REMAIN
13828	OAK	8	REMAIN
13829	CAMPHOR	37	REMOVE
13830	PALM	6	REMAIN
13831	OAK	5	REMAIN
13832	OAK	5	REMAIN
13833	OAK	6	REMAIN
13834	PALM	10	REMAIN
13835	OAK	8	REMAIN
13836	OAK	9	REMAIN
13837	OAK	9	REMAIN
13838	PINE	16	REMAIN
13839	PINE	10	REMAIN
13840	PINE	11	REMAIN
13841	OAK	8	REMAIN
13842	OAK	9	REMAIN
13843	PINE	14	REMAIN
13844	PINE	19	REMAIN
13845	OAK	5	REMAIN
13846	OAK	4	REMAIN
13847	OAK	16	OFF-SITE
13848	PALM	16	REMAIN
13849	CAMPHOR	40	REMOVE
13850	CAMPHOR	36	REMOVE
13851	PALM	13	REMAIN
13852	PALM	13	REMAIN
13853	CAMPHOR	42	REMOVE
20002	OAK	8	REMOVE
20003	OAK	10	REMOVE
20004	OAK	9	REMOVE
20005	OAK	5	REMOVE
20006	OAK	5	REMOVE
20007	OAK	7	REMOVE
20008	OAK	5	REMOVE
20009	OAK	16	REMOVE
20010	PALM	17	REMOVE
20011	PALM	14	REMOVE
20012	PALM	15	REMOVE
20013	PALM	19	REMOVE
20014	PALM	15	REMOVE
20015	PALM	18	REMOVE
20016	PALM	11	REMOVE
20017	PALM	19	REMOVE
20018	PALM	18	REMOVE
20019	PINE	8	REMOVE
20020	PINE	6	REMOVE
20021	PINE	6	REMOVE
20022	PINE	4	REMOVE
20023	PINE	4	REMOVE
20024	PINE	26	REMOVE
20025	PINE	7	REMOVE
20026	PINE	5	REMOVE
20027	PINE	7	REMOVE
20028	PINE	5	REMOVE
20029	PINE	8	REMOVE
20030	PINE	8	REMOVE
20031	PINE	6	REMOVE
20032	PINE	5	REMOVE
20033	PINE	4	REMOVE
20034	PINE	4	REMOVE
20035	PINE	8	REMOVE
20036	PALM	23	REMOVE
20037	PALM	23	REMOVE
20038	PALM	6	REMOVE
20040	PALM	24	REMOVE
20041	PALM	20	REMOVE
20042	PALM	20	REMOVE
20043	OAK	12	REMAIN
20044	OAK	14	REMAIN
20045	OAK	10	REMAIN
20046	PALM	21	REMOVE
20047	PALM	19	REMOVE
20048	PALM	16	REMOVE
20052	OAK	10	REMOVE
20053	PALM	19	REMOVE
20054	PINE	8	REMOVE
20055	PINE	9	REMOVE
20056	PINE	12	REMOVE
20057	PINE	8	REMOVE
20058	PINE	13	REMAIN
20059	PINE	12	REMAIN
20060	PINE	4	REMAIN
20061	PINE	5	REMAIN
20062	PINE	4	REMAIN
20063	PINE	6	REMAIN
20064	PINE	5	REMAIN
20065	OAK	4	REMAIN
20066	OAK	4	REMAIN
20067	OAK	4	REMAIN
20068	OAK	4	REMAIN
20069	OAK	4	REMAIN
20070	OAK	5	REMAIN
20071	OAK	4	REMAIN
20072	PINE	20	REMAIN
20073	PINE	13	REMAIN
20074	OAK	17	REMAIN
20075	OAK	6	REMAIN
20076	OAK	10	REMAIN
20077	OAK	12	REMAIN
20078	OAK	11	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20079	OAK	5	REMAIN
20080	OAK	18	REMAIN
20081	OAK	13	REMAIN
20082	OAK	9	REMAIN
20083	OAK	16	REMAIN
20084	OAK	10	REMAIN
20085	OAK	12	REMAIN
20086	OAK	10 8	REMAIN
20087	OAK	18 11	REMAIN
20088	OAK	6	REMAIN
20089	OAK	10	REMAIN
20090	OAK	16	REMAIN
20091	OAK	10	REMAIN
20092	OAK	6	REMAIN
20093	OAK	15	REMAIN
20094	OAK	9	REMAIN
20095	OAK	7	REMAIN
20096	OAK	6	REMAIN
20097	OAK	7	REMAIN
20098	OAK	7	REMAIN
20099	PINE	15	REMAIN
20100	OAK	17	REMAIN
20101	OAK	14	REMAIN
20102	OAK	6	REMAIN
20103	OAK	18	REMAIN
20104	OAK	15	REMAIN
20105	PINE	9	REMAIN
20106	OAK	17	REMAIN
20107	OAK	13	REMAIN
20108	OAK	15	REMAIN
20109	OAK	20	REMAIN
20111	OAK	7	REMAIN
20112	OAK	11	REMAIN
20113	OAK	8	REMAIN
20114	OAK	10	REMAIN
20115	OAK	14	REMAIN
20116	OAK	7	REMAIN
20117	OAK	10	REMAIN
20121	PINE	8	REMOVE
20122	PINE	9	REMOVE
20123	PINE	4	REMOVE
20124	PINE	6	REMOVE
20125	PINE	4	REMOVE
20126	PINE	5	REMOVE
20127	PINE	7	REMOVE
20128	PINE	8	REMOVE
20129	PINE	6	REMOVE
20130	PINE	6	REMOVE
20131	PINE	9	REMOVE
20132	PINE	6	REMOVE
20133	PINE	7	REMOVE
20134	PINE	5	REMOVE
20135	PINE	9	REMOVE
20136	PINE	4	REMAIN
20137	PINE	5	REMOVE
20138	PINE	6	REMOVE
20139	PINE	4	REMAIN
20140	PINE	5	REMOVE
20141	PINE	4	REMOVE
20142	PINE	4	REMOVE
20143	PINE	4	REMOVE
20144	PINE	5	REMOVE
20145	PINE	5	REMOVE
20146	PINE	5	REMOVE
20147	PINE	6	REMOVE
20148	PINE	6	REMOVE
20149	PINE	6	REMOVE
20150	PINE	6	REMOVE
20151	PINE	6	REMOVE
20152	PINE	6	REMOVE
20153	PINE	7	REMOVE
20154	PINE	6	REMOVE
20155	PINE	6	REMOVE
20156	PINE	7	REMOVE
20157	PINE	5	REMOVE
20158	PINE	7	REMOVE
20160	PINE	5	REMOVE
20161	OAK	9 4	REMAIN
20162	OAK	5	REMAIN
20163	OAK	6	REMAIN
20164	OAK	5	REMAIN
20165	OAK	4	REMAIN
20166	OAK	4	REMAIN
20167	OAK	6	REMAIN
20168	OAK	12	REMAIN
20169	OAK	18	REMAIN
20170	OAK	23	REMAIN
20171	PINE	20	REMAIN
20182	PALM	14	REMAIN
20183	PINE	7	REMAIN
20184	OAK	5	REMAIN
20185	PALM	18	REMAIN
20186	PALM	17	REMAIN
20187	CAMPHOR	6	REMOVE
20188	CAMPHOR	5	REMOVE
20189	OAK	4	REMAIN
20190	OAK	7	REMAIN
20191	OAK	4	REMAIN
20192	CAMPHOR	9	REMOVE
20193	CAMPHOR	8	REMOVE
20194	CAMPHOR	11	REMOVE
20195	CAMPHOR	10	REMOVE
20196	PINE	7	REMAIN
20197	OAK	21	REMAIN
20198	OAK	26	REMAIN
20199	OAK	17	REMAIN
20200	OAK	13	REMAIN
20201	CAMPHOR	11	REMOVE
20202	CAMPHOR	6	REMOVE

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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No.	REVISIONS	DATE	BY

Kimley»Horn
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655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR
DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

TREE MITIGATION DATA

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L.60

Drawing name: K:\ORL_LA\TAMPA\145062001 – Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L-50 – TREE MITIGATION PLAN.dwg L.60 Oct 14, 2020 1:28pm by: Wes.Rogers

TREE NO.	SPECIES	DBH	ACTION
20203	CAMPHOR	7 4	REMOVE
20204	OAK	7 5 8	REMAIN
20205	OAK	4	REMAIN
20206	PALM	12	REMAIN
20207	CAMPHOR	5 6	REMOVE
20208	OAK	8	REMAIN
20209	OAK	5	REMAIN
20210	OAK	8	REMAIN
20211	OAK	4	REMAIN
20212	OAK	7	REMAIN
20213	OAK	6	REMAIN
20214	OAK	18	REMAIN
20215	CAMPHOR	6	REMOVE
20216	OAK	22	REMAIN
20217	OAK	17 15	REMAIN
20218	OAK	5	REMAIN
20219	OAK	10	REMAIN
20220	OAK	4	REMAIN
20221	OAK	4	REMAIN
20222	OAK	4	REMAIN
20223	OAK	4	REMAIN
20224	OAK	4	REMAIN
20225	OAK	4	REMAIN
20226	OAK	4	REMAIN
20227	OAK	6	REMAIN
20228	OAK	6 4	REMAIN
20229	OAK	4	REMAIN
20230	OAK	9	REMAIN
20231	OAK	8	REMAIN
20232	OAK	4	REMAIN
20233	OAK	6	REMAIN
20234	OAK	10	REMAIN
20235	OAK	7	REMAIN
20236	OAK	5	REMAIN
20237	OAK	4	REMAIN
20238	OAK	4	REMAIN
20239	OAK	7	REMAIN
20240	OAK	4	REMAIN
20241	OAK	4	REMAIN
20242	OAK	5	REMAIN
20243	OAK	4	REMAIN
20244	OAK	4	REMAIN
20245	PINE	10	REMAIN
20246	PINE	10	REMAIN
20247	PINE	4	REMAIN
20248	PINE	18	REMAIN
20293	OAK	4	REMAIN
20294	OAK	5	REMAIN
20295	PINE	14	REMAIN
20296	PINE	15	REMAIN
20297	PINE	18	REMAIN
20298	PINE	16	REMAIN
20299	OAK	13	REMAIN
20300	OAK	10	REMAIN
20301	OAK	9	REMAIN
20302	PINE	24	REMAIN
20303	OAK	9	REMAIN
20304	OAK	8 7	REMAIN
20305	OAK	5	REMAIN
20306	OAK	4	REMAIN
20307	OAK	5	REMAIN
20308	PINE	20	REMAIN
20309	PINE	25	REMAIN
20310	OAK	5	REMAIN
20311	OAK	5	REMAIN
20312	OAK	5	REMAIN
20313	OAK	5	REMAIN
20314	OAK	4	REMAIN
20315	OAK	5	REMAIN
20316	PINE	15	REMAIN
20317	OAK	4	REMAIN
20318	OAK	19	REMAIN
20320	OAK	4	REMAIN
20321	OAK	5	REMAIN
20322	OAK	4	REMAIN
20328	PALM	15	REMAIN
20329	OAK	5	REMAIN
20330	PALM	13	REMAIN
20331	PALM	13	REMAIN
20332	PALM	13	REMAIN
20333	OAK	5	REMAIN
20334	OAK	8	REMAIN
20335	OAK	6	REMAIN
20336	OAK	5	REMAIN
20337	OAK	13 12 11	REMAIN
20338	OAK	14	REMAIN
20339	OAK	11	REMAIN
20340	OAK	8	REMAIN
20341	OAK	12	REMAIN
20342	OAK	13	REMAIN
20343	PALM	13	REMAIN
20344	PINE	11	REMAIN
20345	PINE	13 13	REMAIN
20346	PINE	16	REMAIN
20347	OAK	10	REMAIN
20352	PINE	21	REMAIN
20353	PINE	14	REMAIN
20354	PINE	22	REMAIN
20355	PINE	18	REMAIN
20356	PINE	18	REMAIN
20357	OAK	17	REMAIN
20358	PINE	20	REMAIN
20359	PINE	14	REMAIN
20360	PINE	23	REMAIN
20361	PINE	19	REMAIN
20362	OAK	21	REMAIN
20363	OAK	21	REMAIN
20364	PINE	17	REMAIN
20365	PINE	20	REMAIN
20366	OAK	4	REMAIN
20367	OAK	4	REMAIN
20368	OAK	13	REMAIN
20369	PINE	26	REMAIN
20370	OAK	24	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20371	OAK	12	REMAIN
20372	OAK	9	REMAIN
20373	OAK	8	REMAIN
20374	OAK	11	REMAIN
20375	OAK	17 11	REMAIN
20376	OAK	19	REMAIN
20377	PINE	15	REMAIN
20378	PINE	14	REMAIN
20379	PINE	18	REMAIN
20381	PINE	6	REMAIN
20383	OAK	5	REMAIN
20384	PINE	12	REMAIN
20385	PINE	12	REMAIN
20386	OAK	5	REMAIN
20387	PINE	15	REMAIN
20388	PINE	13	REMAIN
20391	PIINE	12	REMAIN
20392	PINE	10	REMAIN
20393	OAK	26	REMAIN
20394	PINE	10	REMAIN
20395	PUNK	17	REMOVE
20396	PUNK	4 6 8 13 15	REMOVE
20397	PINE	8	REMAIN
20398	PINE	9	REMAIN
20399	PINE	12	REMAIN
20400	PINE	8	REMAIN
20401	PINE	11	REMAIN
20402	PINE	7	REMAIN
20403	PINE	11	REMAIN
20404	PINE	12	REMAIN
20405	PINE	6	REMAIN
20406	PINE	10	REMAIN
20407	PINE	9	REMAIN
20408	PINE	12	REMAIN
20409	PINE	6	REMAIN
20410	OAK	16	REMAIN
20411	OAK	11	REMAIN
20412	OAK	11	REMAIN
20413	PINE	10	REMAIN
20414	PINE	16	REMAIN
20415	PINE	21	REMAIN
20416	PINE	18	REMAIN
20417	PINE	19	REMAIN
20418	PINE	20	REMAIN
20419	PINE	17	REMAIN
20420	OAK	18 9	REMAIN
20421	OAK	16	REMAIN
20422	OAK	7	REMAIN
20423	OAK	7	REMAIN
20424	OAK	32	REMAIN
20425	PINE	11	REMAIN
20426	PINE	8	REMAIN
20427	PINE	7	REMAIN
20428	PINE	12	REMAIN
20429	PINE	8	REMAIN
20430	PINE	8	REMAIN
20431	PINE	13	REMAIN
20432	PINE	10	REMAIN
20433	PINE	7	REMAIN
20434	PINE	14	REMAIN
20435	PINE	9	REMAIN
20436	PINE	14	REMAIN
20437	OAK	6	REMAIN
20438	OAK	10	REMAIN
20439	PINE	10	REMAIN
20440	PINE	15	REMAIN
20441	OAK	10	REMAIN
20442	OAK	10	REMAIN
20443	PINE	18	REMAIN
20444	PINE	10	REMAIN
20445	PINE	12	REMAIN
20446	OAK	13	REMAIN
20447	PINE	11	REMAIN
20448	PINE	15	REMAIN
20449	OAK	8	REMAIN
20450	OAK	4	REMAIN
20457	PINE	14	REMAIN
20460	OAK	4	REMAIN
20461	PUNK	4	REMOVE
20462	PUNK	7	REMOVE
20463	PUNK	9	REMOVE
20464	PUNK	8	REMOVE
20465	PUNK	8	REMOVE
20466	PUNK	7	REMOVE
20467	PUNK	9	REMOVE
20468	PUNK	8	REMOVE
20469	PUNK	8 8 7	REMOVE
20470	PUNK	6 6 5	REMOVE
20471	PUNK	6	REMOVE
20472	PUNK	9	REMOVE
20473	PUNK	8	REMOVE
20474	PUNK	8	REMOVE
20475	PUNK	8	REMOVE
20476	PUNK	6	REMOVE
20477	PUNK	7	REMOVE
20480	PUNK	8	REMOVE
20481	PUNK	7	REMOVE
20482	PUNK	7	REMOVE
20483	PUNK	7	REMOVE
20484	PUNK	9	REMOVE
20485	PUNK	5	REMOVE
20486	PUNK	7 5	REMOVE
20487	PUNK	7 6	REMOVE
20488	PUNK	9	REMOVE
20489	PUNK	8	REMOVE
20490	PUNK	6 6	REMOVE
20491	PUNK	7	REMOVE
20492	PUNK	4	REMOVE
20493	PUNK	4	REMOVE
20494	PUNK	6	REMOVE
20495	PUNK	7	REMOVE
20496	PUNK	7	REMOVE
20497	PUNK	5	REMOVE
20498	PUNK	7	REMOVE

TREE NO.	SPECIES	DBH	ACTION
20499	PUNK	6	REMOVE
20500	PUNK	10 6	REMOVE
20501	PUNK	5	REMOVE
20502	PUNK	5	REMOVE
20503	PUNK	5	REMOVE
20504	PUNK	4	REMOVE
20505	PUNK	6	REMOVE
20506	PUNK	5	REMOVE
20507	PUNK	6	REMOVE
20508	PUNK	7	REMOVE
20509	PUNK	5	REMOVE
20510	PUNK	8	REMOVE
20511	PUNK	7	REMOVE
20512	PUNK	7	REMOVE
20513	PUNK	7	REMOVE
20514	PUNK	12 9 6	REMOVE
20515	PUNK	22	REMOVE
20516	PINE	18	REMAIN
20517	PUNK	14	REMOVE
20518	PUNK	7	REMOVE
20519	PUNK	9	REMOVE
20520	PUNK	8	REMOVE
20521	PUNK	6	REMOVE
20522	PUNK	10 8 7	REMOVE
20523	PUNK	14 14 14	REMOVE
20524	OAK	14	REMAIN
20525	PALM	15	REMAIN
20526	OAK	16	REMAIN
20527	PINE	23	REMAIN
20528	OAK	5	REMAIN
20529	OAK	4	REMAIN
20530	OAK	4	REMAIN
20531	OAK	5	REMAIN
20532	OAK	18	REMAIN
20533	OAK	6 6	REMAIN
20534	OAK	6	REMAIN
20535	OAK	8	REMAIN
20536	OAK	4	REMAIN
20537	OAK	5	REMAIN
20538	OAK	6	REMAIN
20539	OAK	5	REMAIN
20540	PINE	12	REMAIN
20541	MAPLE	4	REMAIN
20542	PINE	8	REMAIN
20543	PINE	9	REMAIN
20544	PINE	13	REMAIN
20545	PINE	11	REMAIN
20546	PINE	17	REMAIN
20547	PINE	11	REMAIN
20548	PINE	13	REMAIN
20549	PINE	13	REMAIN
20550	PINE	15	REMAIN
20551	PINE	20	REMAIN
20552	PINE	16	REMAIN
20553	PINE	10	REMAIN
20554	PINE	12	REMAIN
20555	PINE	12	REMAIN
20556	OAK	4	REMAIN
20557	OAK	6	REMAIN
20558	OAK	4	REMAIN
20559	OAK	4	REMAIN
20560	OAK	4	REMAIN
20561	OAK	4	REMAIN
20562	OAK	4	REMAIN
20563	OAK	20	REMAIN
20564	OAK	11	REMAIN
20565	OAK	7	REMAIN
20566	PINE	20	REMAIN
20567	OAK	4	REMAIN
20568	OAK	10	REMAIN
20569	OAK	5	REMAIN
20570	OAK	4	REMAIN
20571	PINE	21	REMAIN
20572	OAK	7	REMAIN
20573	OAK	8	REMAIN
20574	OAK	4	REMAIN
20575	OAK	7	REMAIN
20576	OAK	4	REMAIN
20577	OAK	4	REMAIN
20578	OAK	4	REMAIN
20579	OAK	4	REMAIN
20580	OAK	5	REMAIN
20581	OAK	5	REMAIN
20582	OAK	6	REMAIN
20583	OAK	4	REMAIN
20584	OAK	5	REMAIN
20585	OAK	17	REMAIN
20586	PINE	12	REMAIN
20587	PINE	5	REMAIN
20588	PINE	11	REMAIN
20589	PINE	11	REMAIN
20590	PINE	10	REMAIN
20591	PINE	11	REMAIN
20592	PINE	13	REMAIN
20593	PINE	20	REMAIN
20594	OAK	6	REMAIN
20595	PINE	13	REMAIN
20596	MAPLE	13	REMAIN
20597	MAPLE	12	REMAIN
20598	PINE	15	REMAIN
20599	OAK	5	REMAIN
20600	PINE	14	REMAIN
20601	OAK	25	REMAIN
20602	MAPLE	23	REMAIN
20603	PINE	14	REMAIN
20604	PINE	17	REMAIN
20605	PINE	18	REMAIN
20606	PINE	4	REMAIN
20607	PINE	13	REMAIN
20608	PINE	17	REMAIN
20609	PINE	19	REMAIN
20610	OAK	7	REMAIN
20611	OAK	8	REMAIN
20612	PINE	15	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20613	PALM	17	REMAIN
20614	OAK	7	REMAIN
20615	OAK	4	REMAIN
20616	OAK	14	REMAIN
20617	OAK	4	REMAIN
20618	OAK	10	REMAIN
20619	OAK	19	REMAIN
20620	OAK	7	REMAIN
20621	OAK	7	REMAIN
20622	OAK	11	REMAIN
20623	OAK	5	REMAIN
20624	OAK	20	REMAIN
20625	CAMPHOR	12 9	REMOVE
20626	CAMPHOR	18	REMOVE
20627	CAMPHOR	11 12	REMOVE
20628	CAMPHOR	10	REMOVE
20629	CAMPHOR	10 9	REMOVE
20631	CAMPHOR	8	REMOVE
20632	PALM	20	REMAIN
20633	OAK	6	REMAIN
20634	OAK	6	REMAIN
20636	OAK	6	REMAIN
20637	OAK	9	REMAIN
20638	OAK	7	REMAIN
20639	OAK	6	REMAIN
20640	OAK	4	REMAIN
20641	OAK	6 5	REMAIN
20642	PALM	15	REMAIN
20643	PINE	16	REMAIN
20644	OAK	4	REMAIN
20645	OAK	4	REMAIN
20646	OAK	4	REMAIN
20647	OAK	4	REMAIN
20648	OAK	4	REMAIN
20649	OAK	5	REMAIN
20650	OAK	4	REMAIN
20651	OAK	10	REMAIN
20652	OAK	12	REMAIN
20653	OAK	5	REMAIN
20654	OAK	4	REMAIN
20655	OAK	4	REMAIN
20656	OAK	4	REMAIN
20657	OAK	5	REMAIN
20658	OAK	5	REMAIN
20659	OAK	7	REMAIN
20660	OAK	7	REMAIN
20661	OAK	18	REMAIN
20662	PALM	18	REMAIN
20663	PALM	7	REMAIN
20664	PINE	20	REMAIN
20665	OAK	5	REMAIN
20666	OAK	6	REMAIN
20667	OAK	5	REMAIN
20668	OAK	5	REMAIN
20669	OAK	4	REMAIN
20670	OAK	4	REMAIN
20671	OAK	7 4	REMAIN
20672	OAK	6	REMAIN
20673	OAK	4	REMAIN
20674	PINE	12	REMAIN
20675	OAK	4	REMAIN
20676	PINE	18	REMAIN
20677	OAK	4	REMAIN
20678	OAK	4	REMAIN
20679	OAK	4	REMAIN
20680	OAK	4	REMAIN
20681	PINE	4	REMOVE
20682	OAK	6	REMAIN
20683	OAK	7	REMAIN
20684	OAK	5	REMAIN
20685	OAK	5	REMAIN
20686	OAK	5	REMAIN
20687	PINE	22	REMAIN
20688	OAK	4	REMAIN
20689	OAK	8	REMAIN
20690	OAK	9	REMAIN
20691	OAK	4	REMAIN
20692	OAK	4	REMAIN
20693	OAK	4	REMAIN
20694	OAK	4	REMAIN
20695	OAK	6	REMAIN
20696	OAK	4	REMAIN
20697	OAK	4	REMAIN
20698	OAK	8	REMAIN
20699	PINE	24	REMAIN
20700	OAK	4	REMAIN
20701	OAK	4 4	REMAIN
20702	PINE	19	REMAIN
20703	OAK	5	REMAIN
20704	PINE	18	REMAIN
20705	OAK	5	REMAIN
20706	OAK	8	REMAIN
20707	PINE	20	REMAIN
20708	CAMPHOR	12	REMOVE
20709	PINE	17	REMAIN
20710	OAK	4	REMAIN
20711	OAK	4	REMAIN
20712	OAK	5	REMAIN
20713	OAK	4	REMAIN
20714	OAK	4	REMAIN
20715	OAK	4	REMAIN
20716	OAK	4	REMAIN
20717	OAK	4	REMAIN
20718	OAK	5	REMAIN
20719	OAK	4	REMAIN
20720	OAK	5	REMAIN
20721	OAK	4	REMAIN
20722	OAK	4	REMAIN
20723	OAK	4	REMAIN
20724	OAK	4	REMAIN
20725	OAK	4	REMAIN
20726	OAK	5	REMAIN
20727	OAK	6	REMAIN
20728	PINE	16	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20729	OAK	5	REMAIN
20730	OAK	4	REMAIN
20731	OAK	5	REMAIN
20732	OAK	5	REMAIN
20733	OAK	12	REMAIN
20734	OAK	7	REMAIN
20735	OAK	6	REMAIN
20736	PINE	15	REMAIN
20737	PINE	17	REMAIN
20738	PINE	8	REMAIN
20739	PINE	13	REMAIN
20740	PINE	13	REMAIN
20741	PINE	14	REMAIN
20742	OAK	5	REMAIN
20743	PINE	19	REMAIN
20744	PALM	18	REMAIN
20745	OAK	4	REMAIN
20746	OAK	6	REMAIN
20747	OAK	9 8	REMAIN
20748	PALM	18	REMAIN
20749	OAK	10	REMAIN
20750	OAK	4	REMAIN
20751	OAK	5	REMAIN
20752	OAK	6	REMAIN
20753	OAK	5	REMAIN
20754	OAK	4	REMAIN
20755	OAK	4	REMAIN
20756	OAK	8	REMAIN
20757	OAK	4	REMAIN
20758	OAK	4	REMAIN
20759	PINE	17	REMAIN
20760	OAK	5	REMAIN
20761	OAK	6	REMAIN
20762	OAK	4	REMAIN
20763	OAK	6	REMAIN
20764	OAK	4	REMAIN
20765	OAK	8	REMAIN
20766	OAK	5	REMAIN
20767	OAK	6	REMAIN
20768	OAK	8	REMAIN
20769	PINE	19	REMAIN
20770	OAK	4	REMAIN
20771	OAK	6	REMAIN
20772	PINE	17	REMAIN
20773	OAK	4	REMAIN
20774	OAK	7	REMAIN
20775	PALM	14	REMAIN
20776	PINE	20	REMAIN
20777	OAK0	40	REMAIN
20778	OAK	6	REMAIN
20779	OAK	7	REMAIN
20780	OAK	5	REMAIN
20781	OAK	14	REMAIN
20782	PALM	16	REMAIN
20783	OAK	4	REMAIN
20784	OAK	5	REMAIN
20785	OAK	5	REMAIN
20786	PALM	12	REMAIN
20787	PALM	15	REMAIN
20788	OAK	6	REMAIN
20789	OAK	7	REMAIN
20790	OAK	6	REMAIN
20791	OAK	7	REMAIN
20792	PALM	16	REMAIN
20793	PALM	7	REMAIN
20794	PALM	15	REMAIN
20795	OAK	10	REMAIN
20796	OAK	7	REMAIN
20797	OAK	8	REMAIN
20798	OAK	5	REMAIN
20799	OAK	6	REMAIN
20800	OAK	6	REMAIN
20801	OAK	4	REMAIN
20802	OAK	5	REMAIN
20803	OAK	7	REMAIN
20804	OAK	4	REMAIN
20805	OAK	8	REMAIN
20806	OAK	6	REMAIN
20807	OAK	6	REMAIN
20808	OAK	4	REMAIN
20809	OAK	4	REMAIN
20810	OAK	6	REMAIN
20811	OAK	7	REMAIN
20812	OAK	6	REMAIN
20813	OAK	9	REMAIN
20814	OAK	9	REMAIN
20815	CAMPHOR	9	REMOVE
20816	OAK	5	REMAIN
20817	OAK	9	REMAIN
20818	OAK	7	REMAIN
20819	OAK	11	REMAIN
20820	OAK	11	REMAIN
20821	OAK	7	REMAIN
20822	CAMPHOR	6	REMOVE
20823	PALM	12	REMAIN
20824	OAK	9	REMAIN
20825	OAK	11	REMAIN
20826	OAK	7	REMAIN
20827	OAK	5	REMAIN
20828	PALM	16	REMAIN
20829	OAK	12	REMAIN
20830	PALM	15	REMAIN
20831	OAK	12	REMAIN
20832	OAK	17	REMAIN
20833	PALM	16	REMAIN
20834	OAK	11	REMAIN
20835	OAK	4	REMAIN
20836	OAK	5	REMAIN
20837	OAK	4 8 9 9	REMAIN
20838	PALM	12	REMAIN
20839	PALM	17	REMAIN
20840	PALM	18	REMAIN
20841	MAPLE	4	REMAIN
20842	OAK	4	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20843	OAK	5	REMAIN
20844	OAK	7	REMAIN
20845	PALM	7	REMAIN
20846	PALM	15	REMAIN
20847	PINE	16	REMAIN
20848	PINE	20	REMAIN
20849	PINE	18	REMAIN
20850	PINE	13	REMAIN
20851	PINE	23	REMAIN
20852	PINE	12	REMAIN
20853	PINE	17	REMAIN
20854	OAK	6 4 4	REMAIN
20855	OAK	6	REMAIN
20856	OAK	4	REMAIN
20857	OAK	6	REMAIN
20858	OAK	4	REMAIN
20859	OAK	4	REMAIN
20860	PINE	14	REMAIN
20861	PINE	20	REMAIN
20862	OAK	6 5	REMAIN
20863	OAK	4 5	REMAIN
20864	OAK	4	REMAIN
20865	OAK	4	REMAIN
20866	OAK	4	REMAIN
20867	PALM	17	REMAIN
20868	OAK	12	REMAIN
20869	OAK	14	REMAIN
20870	PALM	13	REMAIN
20871	OAK	16	REMAIN
20872	OAK	10	REMAIN
20873	OAK	9	REMAIN
20874	OAK	7	REMAIN
20875	OAK	4	REMAIN
20876	OAK	4	REMAIN
20877	OAK	5	REMAIN
20878	OAK	5	REMAIN
20879	OAK	4	REMAIN
20880	OAK	4	REMAIN
20881	OAK	4	REMAIN
20882	CAMPHOR	20 9	REMOVE
20883	CAMPHOR	19 10	REMOVE
20884	CAMPHOR	6	REMOVE
20885	OAK	4	REMAIN
20886	OAK	4	REMAIN
20887	OAK	8	REMAIN
20888	OAK	19	REMAIN
20889	PINE	15	REMAIN
20890	OAK	11	REMAIN
20891	PINE	12	REMAIN
20892	OAK	7	REMAIN
20893	OAK	17 11	REMAIN
20894	PINE	9	REMAIN
20895	PINE	5	REMAIN
20896	PINE	11	REMAIN
20897	OAK	6	REMAIN
20898	OAK	4	REMAIN
20899	PALM	14	REMAIN
20900	OAK	8	REMAIN
20901	OAK	4	REMAIN
20902	MAPLE	5	REMAIN
20903	MAPLE	5	REMAIN
20904	OAK	12	REMAIN
20905	OAK	10	REMAIN
20906	MAPLE	5	REMAIN
20907	OAK	7	REMAIN
20908	OAK	6	REMAIN
20909	OAK	7	REMAIN
20910	OAK	4	REMAIN
20911	MAPLE	4	REMAIN
20912	OAK	8	REMAIN
20913	OAK	6	REMAIN
20914	MAPLE	4	REMAIN
20915	OAK	4	REMAIN
20916	OAK	5	REMAIN
20917	PALM	10	REMAIN
20918	PINE	10	REMAIN
20919	OAK	5 6	REMAIN
20920	OAK	7	REMAIN
20921	OAK	5	REMAIN
20922	PINE	16	REMAIN
20923	OAK	4 7	REMAIN
20924	PINE	19	REMAIN
20925	PINE	15	REMAIN
20926	PINE	14	REMAIN
20927	PINE	15	REMAIN
20928	PINE	12	REMAIN
20929	PINE	14 14	REMAIN
20930	PINE	8	REMAIN
20931	PINE	15	REMAIN
20932	OAK	4	REMAIN
20933	OAK	4	REMAIN
20934	OAK	4	REMAIN
20935	OAK	4	REMAIN
20936	OAK	4	REMAIN
20937	OAK	4	REMAIN
20938	OAK	8	REMAIN
20939	OAK	5	REMAIN
20940	OAK	4	REMAIN
20941	OAK	6	REMAIN
20942	OAK	6	REMAIN
20943	OAK	11	REMAIN
20944	OAK	5 4	REMAIN
20945	OAK	5	REMAIN
20946	OAK	8	REMAIN
20947	OAK	14	REMAIN
20948	PALM	14	REMAIN
20949	PALM	16	REMAIN
20950	PALM	16	REMAIN
20951	PALM	15	REMAIN
20952	PALM	16	REMAIN
20953	OAK	17	REMAIN
20954	PALM	16	REMAIN
20955	OAK	8	REMAIN
20956	PALM	16	REMAIN

TREE NO.	SPECIES	DBH	ACTION
20957	CAMPHOR	6	REMOVE
20958	PALM	17	REMAIN
20959	PALM	15	REMAIN
20960	PALM	19	REMAIN
20961	PALM	10	REMAIN
20962	OAK	6	REMAIN
20963	OAK	6	REMAIN
20964	MAPLE	5	REMAIN
20965	OAK	8	REMAIN
20966	MAPLE	4	REMAIN
20967	MAPLE	4	REMAIN
20968	MAPLE	4	REMAIN
20969	OAK	7	REMAIN
20970	OAK	6	REMAIN
20971	OAK	8	REMAIN
20972	OAK	5	REMAIN
20973	MAPLE	5	REMAIN
20974	OAK	6	REMAIN
20975	PALM	15	REMAIN
20976	OAK	5	REMAIN
20977	OAK	5	REMAIN
20978	PINE	9	REMAIN
20979	PINE	7	REMAIN
20980	PINE	9	REMAIN
20981	PINE	6	REMAIN
20982	OAK	7	REMAIN
20983	MAPLE	7	REMAIN
20984	PINE	4	REMAIN
20985	PINE	4	REMAIN
20986	PINE	7	REMAIN
20987	PINE	6	REMAIN
20988	PINE	11	REMAIN
20989	PINE	7	REMAIN
20990	PINE	8	REMAIN
20991	PINE	6	REMAIN
20992	PALM	13	REMAIN
20993	PINE	4	REMAIN
20994	PINE	8	REMAIN
20995	OAK	7	REMAIN
20996	OAK	5	REMAIN
20997	PINE	20	REMAIN
20998	OAK	7	REMAIN
20999	OAK	13	REMAIN
21000	OAK	5	REMAIN
21001	CAMPHOR	11	REMOVE
21002	PINE	14	REMAIN
21003	PINE	20	REMAIN
21004	PINE	16	REMAIN
21005	OAK	4	REMAIN
21006	OAK	4	REMAIN
21007	OAK	8	REMAIN
21008	PINE	5	REMAIN
21009	OAK	5	REMAIN
21010	PINE	6	REMAIN
21011	OAK	4	REMAIN
21012	OAK	4	REMAIN
21013	OAK	4	REMAIN
21014	PINE	4	REMAIN
21015	PINE	4	REMAIN
21016	OAK	4	REMAIN
21017	OAK	8	REMAIN
21018	OAK	9 3	REMAIN
21019	OAK	4	REMAIN
21020	OAK	14	REMAIN
21021	PALM	14	REMAIN
21022	PALM	14	REMAIN
21023	OAK	6	REMAIN
21024	OAK	6	REMAIN
21025	OAK	4	REMAIN
21026	MAPLE	6	REMAIN
21027	MAPLE	5	REMAIN
21028	MAPLE	6	REMAIN
21029	MAPLE	5	REMAIN
21030	CAMPHOR	5	REMOVE
21031	OAK	6	REMAIN
21032	OAK	15	REMAIN
21033	PINE	5	REMAIN
21034	PINE	12	REMAIN
21035	PALM	12	REMAIN
21036	PINE	10	REMAIN
21037	MAPLE	4	REMAIN
21038	PALM	18	REMAIN
21039	MAPLE	6	REMAIN
21040	MAPLE	4	REMAIN
21041	MAPLE	5	REMAIN
21042	MAPLE	5	REMAIN
21043	MAPLE	5 8	REMAIN
21044	MAPLE	5 8	REMAIN
21045	MAPLE	6	REMAIN
21046	PALM	15	REMAIN
21047	PALM	14	REMAIN
21048	PALM	16	REMAIN
21049	PALM	17	REMAIN
21050	PALM	16	REMAIN
21051	PALM	14	REMAIN
21052	PALM	14	REMAIN
21053	PALM	12	REMAIN
21054	PALM	9	REMAIN
21055	PALM	14	REMAIN
21056	PALM	10	REMAIN
21057	PALM	16	REMAIN
21058	PALM	14	REMAIN
21059	PALM	16	REMAIN
21060	PALM	12	REMAIN
21061	PALM	16	REMAIN
21062	PALM	18	REMAIN
21063	PALM	14	REMAIN
21064	PALM	14	REMAIN
21065	PALM	8	REMAIN
21066	PALM	8	REMAIN
21067	PALM	9	REMAIN
21068	PALM	15	REMAIN
21069	PALM	8	REMAIN
21070	PALM	16	REMAIN

TREE NO.	SPECIES	DBH	ACTION
21071	PALM	15	REMAIN
21072	PALM	15	REMAIN
21073	PALM	15	REMAIN
21074	PALM	12	REMAIN
21075	OAK	6	REMAIN
21076	OAK	9 7 9 6	REMAIN
21077	PALM	16	REMAIN
21078	PALM	10	REMAIN
21079	OAK	6	REMAIN
21080	CAMPHOR	9 7 5 5	REMOVE
21081	PALM	14	REMAIN
21082	OAK	5	REMAIN
21083	OAK	11	REMAIN
21084	OAK	5	REMAIN
21085	OAK	5	REMAIN
21086	OAK	6	REMAIN
21087	OAK	6	REMAIN
21088	OAK	5	REMAIN
21089	PALM	15	REMAIN
21090	OAK	21	REMAIN
21091	OAK	7	REMAIN
21092	OAK	20	REMAIN
21093	OAK	5	REMAIN
21094	PINE	8	REMAIN
21095	OAK	11	REMAIN
21096	PALM	18	REMAIN

Preliminary Tree Mitgation Calculations		
Total no. of native trees removed:		1,217 Trees
Total DBH inches of native trees removed:		16,182 Inches
Total no. of invasive trees removed:		159 Trees
Total DBH inches of invasive trees removed:		2,783 Inches
DBH inches requiring mitigation:		14,383 Inches
Size Groups	*4-7 DBH Inches*	*2,145 Inches*
	8-14 DBH Inches	*4,540 Inches*
	15-24 DBH Inches	*7,083 Inches*
	25+ DBH Inches	*615 Inches*
DBH inches preserved on site:		14,132 Inches
Size Groups	*4-7 DBH Inches*	*3,279 Inches*
	8-14 DBH Inches	*5,011 Inches*
	15-24 DBH Inches	*5,297 Inches*
	25+ DBH Inches	*545 Inches*
Tree mitigation balance:		251 Inches
Total native trees caliper inches proposed for planting on site: (This calculation assumes an avg 14 inch caliper per proposed palm with a 3:1 credit ratio. Proposed palm inches: 2,954 ; Palm inches counted towards		1,826 Inches
Remaining native tree mitigation balance (surplus):		1,575 Inches

Minimum Site Tree Planting Criteria:	
Lot Size (Total Site Acreage):	72.62 AC
Wetlands:	30.81 AC
Uplands (Tree Survey Area):	41.81 AC
Proposed Stormwater Ponds:	8.83 AC
Qualifying SF for Minimum Tree Planting	= 32.98 AC (1,436,609 SF)
Total Required Shade /Canopy Trees	719 Required Shade Trees
Shade Trees Indentified by Tree Survey:	2,403 Shade Trees
Preserved Shade Trees	1,184 Shade Trees
Proposed Shade Trees	232 Shade Trees
Total Provided Shade Trees	1,416 Shade Trees
Note: All survey indicated invasive plant species are proposed for removal.	

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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Drawing name: K:\ORL_LA\TAMPA\145062001 - Anclote Harbor Multi-Family\CAD\CONST\PlanSheets\L.50 - TREE MITIGATION PLAN.dwg L.61 Oct 14, 2020 1:28pm by: Wes.Rogers

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE: 10/16/2020

SCALE
DESIGNED BY SKP
DRAWN BY SKP
CHECKED BY WMR

TREE MITIGATION DATA

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
10/16/2020
PROJECT NO.
145062001
SHEET NUMBER
L.61

TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION). WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

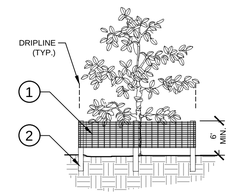
1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

L. TOPSOIL

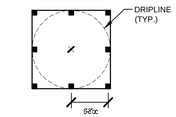
10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.



ELEVATION



PLAN

CORNER CONNECTION

CONNECTION

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

2 L.62 TREE PROTECTION FENCING
ELEVATION / PLAN NTS

1 L0.51 TYPICAL TREE MITIGATION NOTES

TRC SUBMITTAL - 10/16/20

GROUNDWATER / DEWATERING NOTE:
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

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No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM

DESIGN ENGINEER: FLORIDA REGISTRATION NUMBER:

SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE:
	SKP	SKP	WMR	10/16/2020

TREE MITIGATION SPECIFICATIONS

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE 10/16/2020
PROJECT NO. 145062001
SHEET NUMBER L.62

Kimley»Horn

August 18, 2020

City of Tarpon Springs
Planning and Zoning Division
324 East Pine Street
Tarpon Springs, FL 34689

Subject: ***Anclote Harbor – Preliminary Development Plan***
Stormwater Design Narrative
KHA Project # 145062001

To whom it may concern,

On behalf of our client, Morgan Group Development, LLC, Kimley-Horn and Associates, Inc. (Kimley-Horn) respectfully submits the following stormwater design narrative in conjunction with the Preliminary Development Plan submittal for the above-mentioned project.

The project is located on the east side of US-19 along the Anclote River, parcel ID 06-27-16-89388-000-0420. The property is ±72.62 acres in size, contains ±30.81 acres of wetlands, and is currently undeveloped. The proposed project includes 404 multifamily units, a clubhouse, and accessory garages and maintenance buildings needed to serve the property. The overall stormwater management system will consist of drainage structures, drainage conduits, shallow dry treatment ponds, one larger wet detention pond, and one or more stormwater BMPs to provide water quality treatment.

In existing conditions the project consists of undeveloped land with elevations that range from 22’ (NAVD88) to the Anclote River waterline. Approximately half of the property sheet flows to the north directly to the Anclote River while the southern half of the property sheet flows to onsite wetlands. The southern onsite wetlands are directly connected to the Anclote River via an existing 4’x7’ box culvert under US-19. The NRCS soil survey shows that the uplands consist largely of Astatula Soils (0-5% slopes, hydrologic group A) and Myakka Soils (0-2% slopes, hydrologic group A/D). Nearly the entire property is located within a tidally influenced FEMA Flood Zone AE at elevation 9’. The property also drains to an Outstanding Florida Waterbody (OFW) and is also located in the Anclote River Tidal Watershed (WBID 1440) which is listed as Waters Not Attaining Standards, impaired for total nitrogen.

In the proposed condition, the developed site will capture onsite runoff via catch basins, drainage conduits, and sheet flow and will first route runoff to shallow dry treatment retention ponds. These treatment ponds will capture and treat stormwater runoff in low storm events. In larger storm events, the treatment ponds will discharge through control structures into the larger wet detention pond on to the north along the Anclote River. The wet detention pond will provide attenuation and additional treatment. An additional nutrient removing BMP is also anticipated, likely through the use of a nutrient removing up-flow filter on the downstream end of the wet detention control structure, or via side-bank filters with nutrient removal filter media. After being

attenuated and treated in the wet detention pond, stormwater will be discharged through a control structure into the Anclote River.

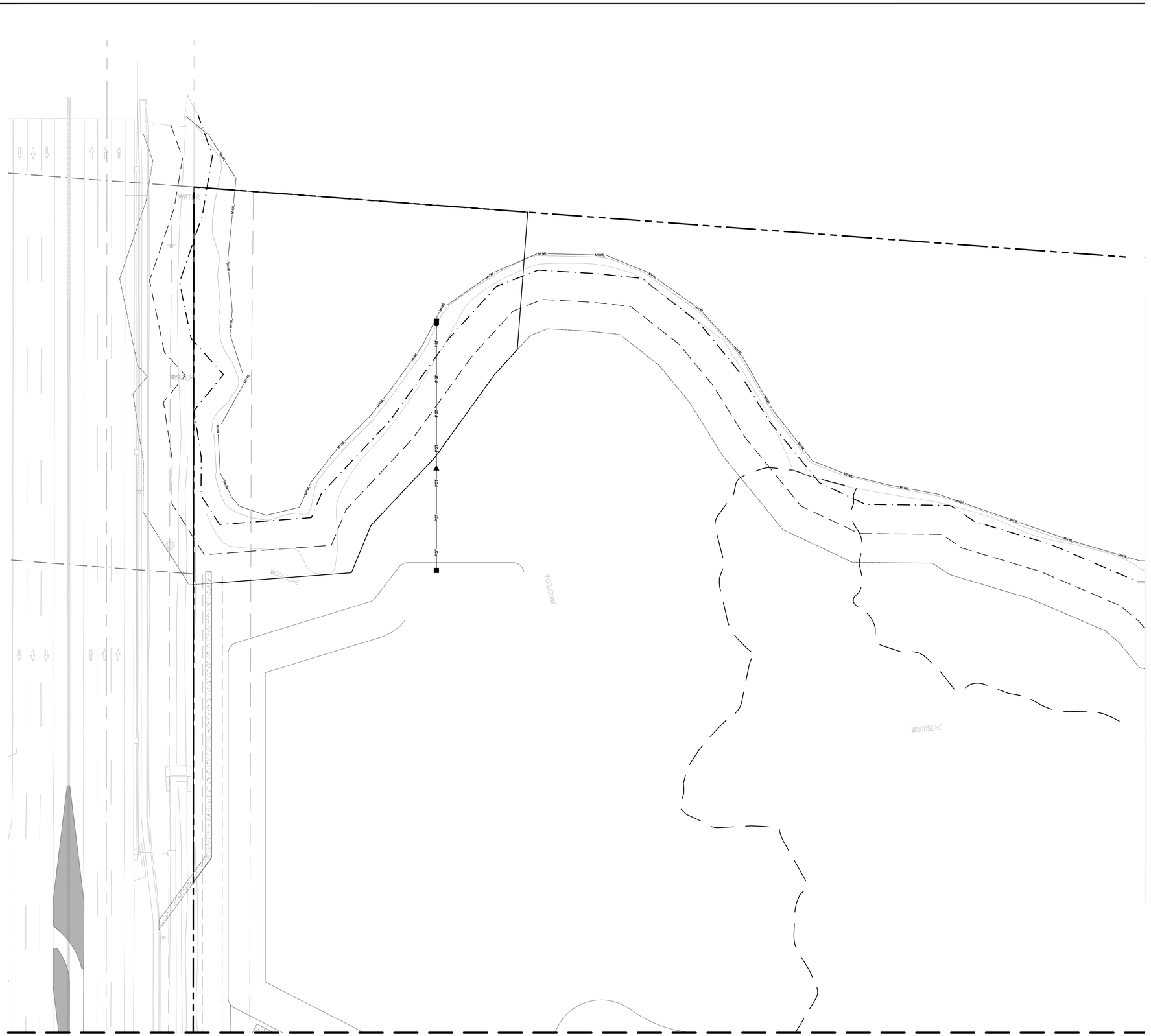
The proposed storm design will meet the requirements of the Southwest Water Management District ERP Applicant's Handbook Volume II dated June 1, 2018 and the City of Tarpon Springs Comprehensive Land Development Code. The project will provide attenuation for the post development minus the pre development peak discharge rates for the 25-year, 24-hour storm event with 6" of freeboard, provide the standard City and SWFWMD water quality treatment, an additional 50% OFW treatment, and a net improvement of total nitrogen. Since all of the proposed earthwork is located within a tidally influenced riverine floodplain, floodplain compensation is not anticipated.

Please contact me at (813) 635-5552 or ryan.p.clark@kimley-horn.com should you have any questions or desire additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ryan Clark, P.E.



MATCHLINE - SHEET C401

MATCHLINE - SHEET C404

PROPOSED STORM DRAIN

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WOODSLINE

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Drawing name: K:\TAM_Civil\145062 – Morgan\001 – Anclote Harbor\CADD\Work\PlanSheets\C300 – GRADING AND DRAINAGE PLAN.dwg Grading and Drainage Plan – 04 Aug 18, 2020 11:55am by: Brian.Naught

November 16, 2018

Kamil Salame
The Morgan Group, Inc.
2750 NW 3rd Ave, Suite 2
Miami, Florida 33127

RE: US 19/Walmart Tarpon Springs
Pinellas County, Florida
Listed Species Report
ECS Project No. 677.02.18

Dear Kamil,

On November 13, 2018 a listed species survey was conducted on the above referenced project site. The 75.14-acre subject property is located immediately north of N Jasmine Avenue, east of US Highway 19 N and west of Booth Avenue and west of Jasmine Blvd. in Tarpon Springs, Florida (Figure 1). More specifically, the project site is located in Section 6, Township 27 South and Range 16 East as well as Section 7, Township 27 South and Range 16 East of Pinellas County, Florida.

The subject property is vacant land with a large wetland on the south side of the property and a large area of open lands throughout the center of the property. A portion of the Anclote River flows through the northern portion of the property. There are two eagle nests present within the project site, one is documented, the nest ID is PI041.

A survey of the vacant lot was conducted to assess the potential occurrence of flora and fauna listed as threatened or endangered by the United States Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Agriculture (FDA). Tables 1 and 2 provide a listing of the species known to occur within Pinellas County and their expected occurrence of the project site. The findings and conclusions of the survey are reported in this letter.

The survey was conducted by Ecological Consulting Solutions Inc (ECS) for the purpose of evaluating the site for the presence or absence of wetland habitat and protected flora and fauna or their habitat. The survey was conducted by means of pedestrian transects in the early morning to assure the potential of observing listed fauna as recommended by the FWC and the USFWS.

The survey was conducted by Ecological Consulting Solutions Inc (ECS) for the purpose of evaluating the site for the presence or absence of wetland habitat and protected flora and fauna or their habitat. The survey was conducted by means of pedestrian transects in the early morning to assure the potential of observing listed fauna as recommended by the FWC and the USFWS.

The following resources were used for supporting information during the site assessment and letter preparation:

- Color aerial photographs, 2016, Google Earth, Pinellas County, Florida.
- National Wetlands Inventory Mapping, U.S. Fish and Wildlife Service.
- United States Geological Survey (USGS) 7.5-minute quadrangle map, Pinellas County, Florida, (ArcGIS).
- Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (USFWS and FWC).

Per the City of Tarpon Springs Ordinance 2018-27, significant upland habitat shall be defined as contiguous areas of five acres or larger of high quality Scrub and Brushlands, Pine Flatwoods, Longleaf Pine/Xeric Oak, or Hardwood Conifer Mix as defined by the Florida Land Use, Cover and Forms Classification System (FLUCCS) and as determined by a qualified professional.

ECS identified Live Oak habitat (FLUCCS 427) onsite which meets the Hardwood Conifer Mix definition as significant habitat. This area is approximately 33.48 acres and is described below.

Pedestrian and vehicular surveys of the project site were conducted in order to qualitatively document the existing vegetation and to assess the present land use patterns according to the Florida Land Use, Cover and Forms Classification System, Department of Transportation (FLUCFCS; DOT 1999). Seven (7) land use type is present (Figure 2). A brief description of the FLUCFCS community is provided below.

190 – Open Lands

This habitat type is present in the central portion of the property. This area has been historically disturbed as evidenced by the lack of canopy trees. This area was reported to have been a former mine. The area is predominately covered by open sand but there are some scattered areas of bahia grass (*Paspalum notatum*) present throughout.

310 – Herbaceous (Dry Prairie)

Found in the northern and southern portion of the project site this area is located near the onsite wetlands.

Vegetation consists of a variety of grasses and weedy species including bahia grass, natal grass (*Melinis repens*), camphorweed (*Heterotheca subaxillaris*), dogfennel (*Eupatorium capillifolium),* hairy indigo (*Indigofera hirsuta),* sedge grass (*Cyperaceae spp*.), lantana (*Lantana spp,*), common beggarticks (*Bidens alba*), bermudagrass (*Cynodon dactylon*), caesarweed (*Urena lobata*), passion vine (*Passiflora incarnate*), and ragweed (*Ambrosia artemisiifolia*).

427 - Live Oak

This community is the dominate habitat type throughout the project site. Canopy is dominated by mature live oaks (*Quercus virginiana*) with laurel oak (*Quercus hemisphaerica*), longleaf pine (*Pinus palustris*) and scattered sand pine (*Pinus clausa*) and turkey oak (*Quercus laevis*).

The understory and ground cover in these areas have been disturbed as evidenced by the numerous roads and trash debris. Understory vegetation includes beautyberry (*Callicarpa americana*), myrtle oak (*Quercus myrtifolia*), sand live oak (*Quercus geminata*), blackberry (*Rubus spp.)* and saw palmetto (*Serenoa repens*).

510 – Streams and Waterways

The Anclote River runs through the northern portion of the property. Vegetation along the river bank includes black mangrove (*Avicennia germinans*) and Brazilian pepper (*Schinus terebinthifolius*).

615 – Streams and Lake Swamps

This flow-way is located in the southern portion of the project site. It is characterized by steep side slopes. Vegetation consists of laurel oak, red maple (*Acer rubrum),* wax myrtle *(Myrica cerifera),* Carolina willow *(Salix caroliniana),* redbay (*Persea borbonia),* slash pine, Brazilian pepper with blackberry, primrose willow *Ludwigia peruviana),* swamp fern (*Blechnum serrulatum),* cattail *(Typha sp.),* redroot *(Lachnanthes caroliniana),* leather fern (*Rumohra adiantiformis)* and scattered melaleuca *(Melaleuca quinquenervia).*

617 – Mixed Wetland Hardwoods

A very small isolated wetland is located in the center of the property. The canopy consists of sweetbay (*Magnolia virginiana)* with dahoon holly (*Ilex cassine).* The shrub layer consists of Carolina willow and wax myrtle.

642 – Saltwater Marshes

Located in the northern portion of the project site within the Anclote River there are marshes that are dominated with saltwater cordgrass (*Spartina alterniflora).*

Listed Species Survey

A survey was conducted using pedestrian transects throughout the site to assess the occurrence, or potential for occurrence, of flora and fauna listed as threatened, endangered, or as species of special concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC), United States Fish and Wildlife Service (USFWS), and Florida Department of Agriculture (FDA).

On January 11, 2017, the FWC State listing status changes, originally proposed back in 2010, became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners.

• 15 species were removed from Florida's Endangered and Threatened Species List: Eastern chipmunk, Florida mouse, brown pelican, limpkin, snowy egret, white ibis, peninsula ribbon snake (Lower Keys population), red rat snake Lower Keys population), striped mud turtle (Lower Keys population), Suwannee cooter, gopher frog, Pine Barrens tree frog, Lake Eustis pupfish, mangrove rivulus, and Florida tree snail.

• 23 species changed from State-designated Species of Special Concern to State-designated Threatened species: Sherman's short-tailed shrew, Sanibel rice rat, little blue heron, tricolored heron, reddish egret, roseate spoonbill, American oystercatcher, black skimmer, Florida burrowing owl, Marian's marsh wren, Worthington's Marsh wren, Scott's seaside sparrow, Wakulla seaside sparrow, Barbour's map turtle, Florida Keys mole skink, Florida pine snake, Georgia blind salamander, Florida bog frog, bluenose shiner, saltmarsh top minnow, Southern tessellated darter, Santa Fe crayfish, and Black Creek crayfish.

• 14 species keep their State-designated Threatened status: Everglades mink, Big Cypress fox squirrel, Florida sandhill crane, snowy plover, least tern, white-crowned pigeon, Southeastern American kestrel, Florida brown snake (Lower Keys population), Key ringneck snake, short-tailed snake, rim rock crowned snake, Key silverside, blackmouth shiner, and crystal darter.

• Five species listed as State-designated Species of Special Concern: (list species): Homosassa shrew, Sherman's fox squirrel, osprey (Monroe County population), alligator snapping turtle, and harlequin darter.

Birds

Approximately 35 species (and sub-species) of birds found in Florida are protected by the FWC and/or the USFWS. Overall, about fifteen (15) are expected to occur in central Florida.

For Pinellas County, the USFWS federally lists four (4) bird species. No listed birds were observed at this site (Table 1).

Florida scrub jays (*Aphelocoma c. coerulescens)* were not observed on the project site. This species is listed as threatened at the state and federal levels. The property does not contain scrub habitat. Surveys were conducted for this species per the guidelines outlined in the *Ecology & Development-Related Habitat Requirements of the Florida Scrub Jay (April 1991)*. No scrub jays were observed or vocalizations heard.

Red-cockaded woodpeckers (*Picoides borealis*) are endangered (USFWS) and endangered (FWC). No red-cockaded woodpeckers were observed and the upland habitat type is not suitable. There were no open pine flatwoods with old-growth pines that characterize RCW nesting and foraging habitat.

Listed wading birds such as limpkin (*Aramus guarauna),* snowy egret (*Egretta thula),* tricolored heron (*Egretta tricolor)* white ibis (*Eudocimus albus)* and the wood stork *(Mycteria americana)* were not observed. The Anclote River and flow-way on the southern portion of the property do provide wading bird habitat.

The piping plover (*Charadrius melodus*) is a small, migratory shorebird that breeds on sandy beaches along the Atlantic Ocean. The subject site is not on or near beach habitat.

Bald Eagles

Bald eagles (*Haliaeetus leucocephalus*) or their nests were observed on the site. Bald eagles are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. The USFWS has established a 660 foot protection zone around a bald eagle nest. The bald eagle nesting season is 1 October–15 May unless the young fledge before or after 15 May.

ECS searched the FWC website to determine if any documented bald eagle nests are within 660 feet of the site. There is a FWC verified nest located on the site, the nest identification number is PI041 and it was last surveyed in 2014. It is located within the north central portion of the project site near the river bank. There is also an un-documented nest located adjacent to nest PI041. The 660ft protection zone is located almost entirely within the project site. No bald eagles were observed in either of the nest trees when ECS conducted the survey of the project site.

The U.S. Fish and Wildlife Service (USFWS) is the federal permitting agency. In 2017, the Florida Fish and Wildlife Conservation Commission (FWC - state agency) approved revisions to the state's bald eagle rule (68A-16.002, F.A.C.). The approved rule revisions eliminate the need for applicants to obtain both a state and federal permit for activities with the potential to take or disturb bald eagles or their nests. Under the approved revisions, only a federal permit is required.

A bald eagle non-purposeful nest take permit will be required for this project since development will occur within 330 feet of the nest tree. The following information will be prepared by ECS as part of the non-purposeful nest take permit application.

- Identify the specific activities that will result in take
- Quantify impacts to eagles
- Develop and document avoidance and minimization procedures
- Develop a monitoring and reporting program
- Provide compensatory mitigation, if necessary
- Submit application processing fee

Depending on the magnitude of the anticipated disturbance, you may be required to provide basic post-activity monitoring by determining whether the nest site, communal roost, or important foraging area continues to be used by eagles for up to 3 years following completion of the activity for which the permit was issued.

The USFWS requires the project to avoid and minimize the potential for take to the degree practicable. Additional compensatory mitigation may be required for: (a) programmatic take and other multiple take authorizations; (b) disturbance associated with the permanent loss of a breeding territory or important traditional communal roost site; or (c) as necessary to off-set impacts to the local area population. The USFWS generally takes 60 to 90 days to issue a non-purposeful nest take permit.

Concerning the FWC, the Bald Eagle Management Plan was drafted to be compatible with the Federal protection requirements of the Bald and Golden Eagle Protection Act. The FWC has four classifications of a nest tree;

Active Nest – shows signs of breeding by the bald eagle pair during the current or most recent nesting season.

Alternate Nest – a nest that has been used within the past 5 nesting seasons but not the current or most recent nesting season.
Abandoned Nest – a nest that has not been used for more than 5 consecutive nesting seasons.
Lost Nest – nest or tree is destroyed by natural causes and is not rebuilt within the next two nesting seasons.

For US 19/Walmart Tarpon Springs., the nest was classified as active in 2014 and has not been surveyed since 2014. The second nest would be classified as an Alternate Nest given it's close proximity to the active nest. Pages 31 and 32 of the Bald Eagle Management Plan discuss that bald eagle nests may only be removed if the nest poses a threat to human safety or a threat to the safety of bald eagles or their eggs or nestlings.

Permitting Requirement to develop within the 660-foot Setback

If the proposed site plan has development within 660 feet of the bald eagle nest, then a permit is required by the USFWS. The process is listed below;

1. The permit is needed because the current rules do not allow for development within 660 feet of a bald eagle nest. This permit will excuse you from any potential liability should the eagles abandon the nest once development occurs.

2. Implement the Bald Eagle Monitoring Guidelines (USFWS 2007d) for all site work or exterior construction activities. Avoid exterior construction activities within 330 feet of the nest during the nesting season.

3. Avoid construction activity (except those related to emergencies) within 100 feet of an eagle nest during any time of the year except for nests built on artificial structures, or when similar scope may allow construction activities to occur closer than 100 feet. This was a State requirement, the federal guidelines do not address this, but it may still apply.

4. Avoid the use or placement of heavy equipment within 50 feet of the nest tree at any time to avoid potential impacts to the tree roots. This minimization does not apply to existing roads, trails, or other linear facilities near an eagle nest or to nests built on artificial structures.

5. Schedule construction activities so that construction farther from the nest occurs before construction closer to the nest.

6. Shield new exterior lighting so that lights do not shine directly onto the nest.

7. Create, enhance, or expand the visual vegetative buffer between construction activities and the nest by planting appropriate native pines or hardwoods.

8. Design stormwater ponds no closer than 100 feet from the eagle nest, and construct them outside the nesting season. Consider planting native pines or hardwoods around the pond to create, enhance, or expand the visual buffer.

9. Incorporate industry-approved avian-safe features for all new utility construction <www.fws.gov/migratorybirds/issues/.

10. Retain the largest native pines for use as potential roost or nest sites.

Exterior construction activities and site work within 330 feet of an active or alternate bald eagle nest should be conducted during the non-nesting season (16 May–30 September). Site work and exterior construction activities between 330 and 660 feet from the nest may be conducted during the nesting season when the Bald Eagle Monitoring Guidelines (USFWS 2007d) are followed. The use of dump trucks within 660 feet of an eagle nest should occur during the nesting season only when the Bald Eagle Monitoring Guidelines (USFWS 2007d) are followed. Minimize noise and human activity associated with interior construction during the nesting season.

Construction activities may occur during the nesting season if nest monitoring, following the Bald Eagle Monitoring Guidelines (USFWS 2007d), confirms that eagles have not returned to the nest by 1 October, or that nestlings have fledged before 15 May. In either situation, the regional USFWS biologist should be notified.

Managers of any project that follows these guidelines and use nest monitoring to allow construction within 660 feet during the nesting season must provide monitoring reports to the USFWS. In addition to ensuring that the eagles are not disturbed while nesting, this will also provide data to analyze the appropriateness of the protective measures.

Amphibians and Reptiles

About thirty (30) species of Florida's amphibians and reptiles are protected. For Pinellas County, the USFWS federally lists six (6) reptile species. Four of these are species of sea turtles, which do not apply to this site. The USFWS does not list any amphibian species in Pinellas County. Only a few reptiles could occur on this site.

Sand Skink

The sand skink (*Neoseps reynoldsi*) is listed as threatened by both FWS and FWC. The sand skink is primarily found in rosemary scrub, sand pine and oak scrub. Sand skinks require loose sand with large area of no groundcover or canopy cover.

On April 4, 2011, the U.S. Fish and Wildlife Service published a revised sand and bluetail mole skink survey protocol, which impacts owners of properties in interior Central Florida. The known range of the sand skink now includes Highlands, Lake, Marion, Orange, Osceola, Polk, and Putnam Counties with principal populations along the Lake Wales Ridge, the Winter Haven Ridge, and the Mount Dora Ridge. The habitat of the sand skink and bluetail mole skinks is affected by the conversion of citrus groves to pasture lands as well as to residential land uses.

According to the revised protocol, if a property lies within the sand skink consultation area, has an elevation of 80 feet above sea level and contains sandy soils, the presence of sand skinks is presumed.

ECS did not observe sand skinks or their tracks. The property is not within the mapped sand skink consultation area. In addition, the property's habitat does not support sand skinks.

Gopher Tortoise

During the listed species surveys, gopher tortoise burrows (*Gopherus polyphemus*) were observed. The gopher tortoise is a species listed by the FWC as a Threatened. During the 100% survey, thirty-one (31) gopher tortoise burrows were observed (Figure 3). Several commensal species associated with gopher tortoise burrows, including the gopher frog (*Rana capito*) and eastern indigo snake (*Drymarchon corais couperi*) also receive protection, but were not observed.

Currently, there are four suitable options to conduct activities that may adversely impact tortoises. The options are to:

1. Avoid developing the area occupied by the tortoises.

2. Avoid individual burrow entrances to ensure the protection of the entire burrow, usually a distance of 50 feet.

3 Capture and relocate the tortoises to a separate onsite location.

4. Capture and relocate the tortoises to an offsite FWC-approved recipient site.

Tortoises may be relocated to an on-site preserve at a density of up to four tortoises per acre of suitable upland habitat.

Onsite recipient sites must be suitable set-aside areas that are not disturbed by construction activities, that provide a safe environment, and that exclude (through temporary fencing or other means) tortoises from development areas until such development activities have been completed.

Gopher tortoises need access to the following: 1) sufficient areas of forage (herbaceous and low-growing plants including native broadleaf grasses, legumes [bean/pea family], asters, blackberries and other fruits, prickly pear cactus, and a variety of other non-native grasses, except cogon grass); 2) sandy, well-drained, open (uncanopied), sunny sites for burrows and basking; 3) protection from dogs, cats, other exotic predators, human harassment, and busy roads. Such general conditions must remain after development, outside the built footprint on the site.

Small sites typically have gopher tortoises that normally "roam" between adjoining neighboring parcels to forage or burrow, so this should be considered as well. The herbaceous vegetation must be maintained (mowing, burning, etc.), and pesticides/herbicides should not be used in the recipient area.

A permanent FWC-approved easement must also be placed over the onsite recipient area to be maintained in perpetuity. If the project site does not have a dedicated onsite preserve for tortoises, then offsite relocation will be necessary.

In this event, tortoises can be relocated by biologists to an FWC approved recipient site. ECS biologists are authorized by the FWC to relocate gopher tortoises by various means including backhoe extraction. ECS also manages four (4) gopher tortoise recipient sites, which are long-term protected sites.

The tasks associated with conducting an offsite relocation of tortoises would include reserving as yet to be determined number of acres at the recipient site, submitting an application to the FWC for the relocation, removing the tortoises from the donor site to the recipient site and reporting the results of the

relocation to the FWC. It typically takes 14 to 30 days to obtain the permit to relocate the onsite gopher tortoise population to an approved recipient site. Once the relocation permit is received, ECS can complete the relocation using either the backhoe or bucket trapping extraction methods.

Eastern Indigo Snake

Concerning the eastern indigo snake, ECS conducted survey transects to identify potential above-ground and underground refugia which eastern indigo snakes may inhabit. Underground refugia includes active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations.

Above ground refugia includes thick shrub formations, stumps, the base of thick palmetto, ground litter, brush piles, trash piles, and abandoned structures, and crevices of rock-lined ditch walls and other similar refugia.

Surveys for eastern indigo snakes are recommended by the USFWS during the time period of October 01st through April 30th. There were little suitable refugia for the eastern indigo snake onsite. No eastern indigo snakes were observed.

The USFWS has established new programmatic effect determination key (Key) as part of the eastern indigo snake management. The Key allows the USFWS to require mitigation for eastern indigo snake habitat if 25 or more acres of suitable habitat will be impacted for development.

The mitigation fee is $7,500 for 50 acres, which equates to $150 per acre of habitat. Therefore, the acreage determined to be eastern indigo snake habitat can be multiplied by $150 to determine the mitigation fee.

The USFWS has established a fund that a developer can pay into for mitigation.

A developer can pay up front and then no surveys for the eastern indigo snakes are required. The survey is a minimum 5-day survey. To save time and monies associated with the surveys, the developer can pay a fee and expedite the permitting process.

To determine if the site has eastern indigo snake habitat will be up to the USFWS reviewer assigned to the project.

The Key only applies if a project has Army Corps of Engineers jurisdictional wetlands. It was designed to speed up the permitting process for indigo snakes when there are Army Corps of Engineers jurisdictional wetlands onsite. The idea is a developer pays into the fund and gets a permit quickly.

If a project site does not have Army Corps of Engineers jurisdictional wetlands, then the programmatic key cannot be used. Under this circumstance, formal consultation with the USFWS would have to be conducted which can take up to 6 months to obtain a permit to impact eastern indigo snake habitat.

The USFWS requires the developer to notify the local field office via email at least **30 days prior** to any clearing/land alteration activities. The notification has to include an eastern indigo snake protection/education plan. As long as the signatory of the e-mail certifies compliance with the protection/education plan (including use of the USFWS informational poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

The USFWS requires the developer to notify the local field office via email at least **30 days prior** to any clearing/land alteration activities.

The notification has to include an eastern indigo snake protection/education plan. This notification can occur via email with the protection/education plan attached. As long as the signatory of the e-mail certifies compliance with the protection/education plan (including use of the USFWS informational poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

Mammals

Thirty-three (33) mammals are currently protected in Florida. For Pinellas County, the USFWS federally lists one (1) mammal species, the West Indian Manatee. About four State-listed mammals could occur in the region of this project site. None were observed on this site.

We focused our search on fox squirrels (*Sciurus niger shermani*) and the Florida mouse (*Podomys floridanus)* and their possible den or nest sites. The presence of gopher tortoise burrows increases the likelihood for the Florida mouse. Listed mammals or their potential den sites were not observed.

Listed Plants

There were no protected plant species found on the project site (Table 2). Protected plants are not expected to occur on the project sites since the area has been previously cleared and graded.

Currently, there are no technical reports available by the state or federal agencies mentioned in this letter report for the survey of the nearly 400 protected plant species. None of the agencies require relocation or mitigation for protected plant species.

The Department of Agriculture and Consumer Services (DACS) designates and regulates plants listed as "endangered", "commercially exploited" and "threatened". There is no statutory prohibition against a landowner from harvesting an endangered or threatened plant from his property.

However, it is unlawful for an individual to harvest an endangered or threatened species from the private land of another or any public land without first obtaining written permission of that landowner and a permit from DACS. Additionally, harvesting three or more commercially exploited plants from the private land of another or any public land will also require a DACS permit.

Summary

In summary, one listed species, the gopher tortoise, was observed onsite. There are thirty-one (31) gopher tortoise burrows within the subject property.

ECS can obtain a permit to relocate the gopher tortoise population within 30 to 45 days. Once the permit is received, ECS can conduct the gopher tortoise relocation and release the gopher tortoises onto an ECS managed gopher tortoise recipient site. This is estimated to take three days to complete.

Prior to any land clearing or construction activities, the USFWS must be provided with an eastern indigo snake protection/education plan. The USFWS must approve the protection/education plan prior to construction. There were no other environmental concerns observed for this project.

ECS recommends meeting with the USFWS to discuss the proposed site plan and how it relates to the two bald eagle nests. This is important to determine how the USFWS interprets the proposed site plan, any required modifications and what, if any, mitigation may be required.

Ecological Consulting Solutions Inc. appreciates the opportunity to provide you with our services. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

ECOLOGICAL CONSULTING SOLUTIONS INC

Chris Krack

Attachments

Photos of the Property

Photo 1

Herbaceous area in the north western portion of the project site.

Photo 2

Open lands in the center of the property.

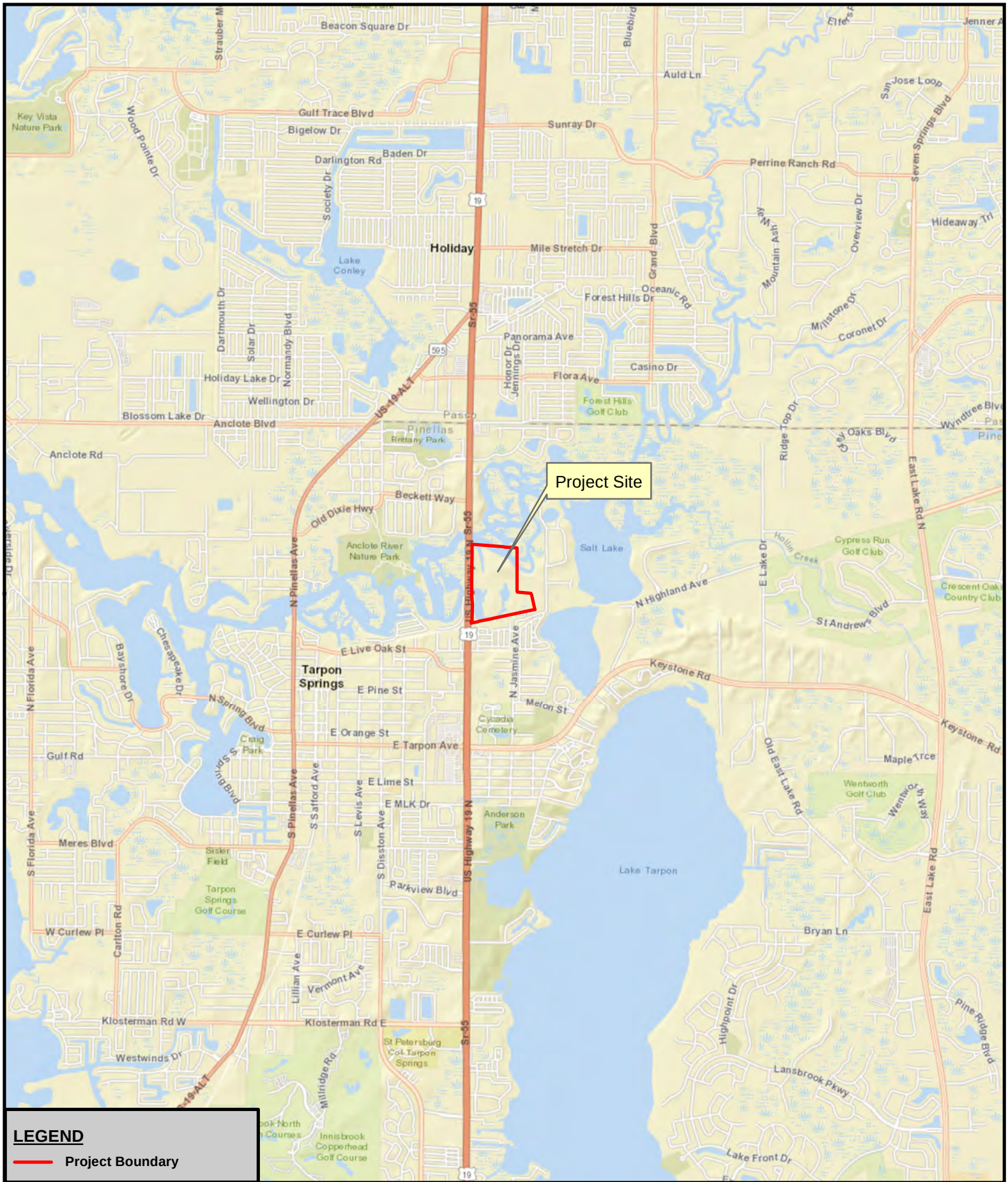
Photo 3

Anclote River in the northern portion of the project site.

Photo 4

Two bald eagle nests present on site.

FIGURES



LEGEND

Project Boundary

www.ecologicalcs.com

Ecological Consulting Solutions, Inc.

WALMART TARPON SPRINGS
PINELLAS COUNTY, FLORIDA
LOCATION MAP

PROJECT #: 677.02.18 **DATE: 09/05/18** **FIGURE #: 1**

0 1,000 2,000 4,000 6,000 8,000 Feet

N

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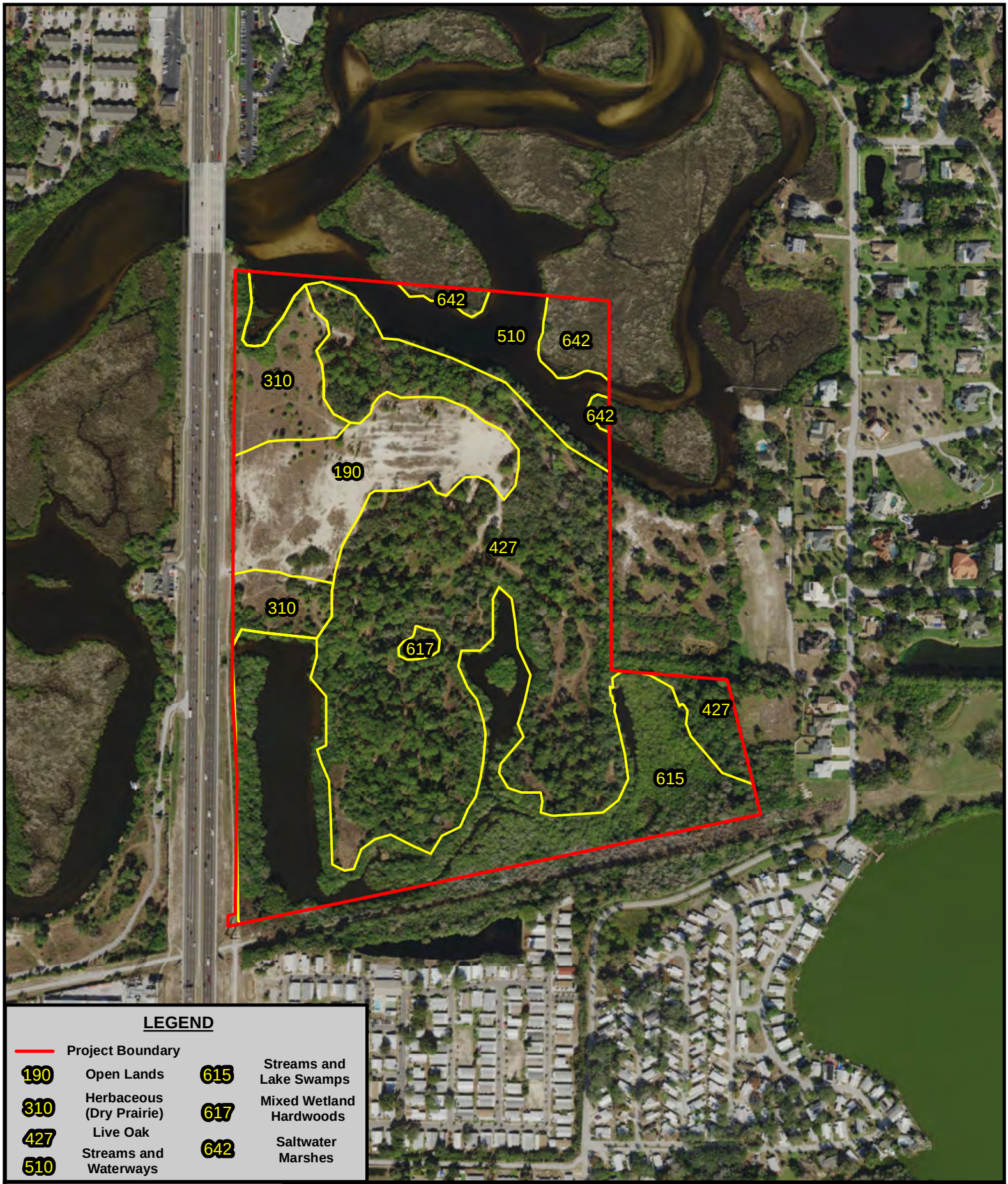

LEGEND

- Project Boundary
- 190 Open Lands
- 310 Herbaceous (Dry Prairie)
- 427 Live Oak
- 510 Streams and Waterways
- 615 Streams and Lake Swamps
- 617 Mixed Wetland Hardwoods
- 642 Saltwater Marshes

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WALMART TARPON SPRINGS
PINELLAS COUNTY, FLORIDA
FLUCFCS MAP

PROJECT #: 677.02.18 **DATE: 09/05/18** **FIGURE #: 2**

0 100 200 400 600 800 1,000 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
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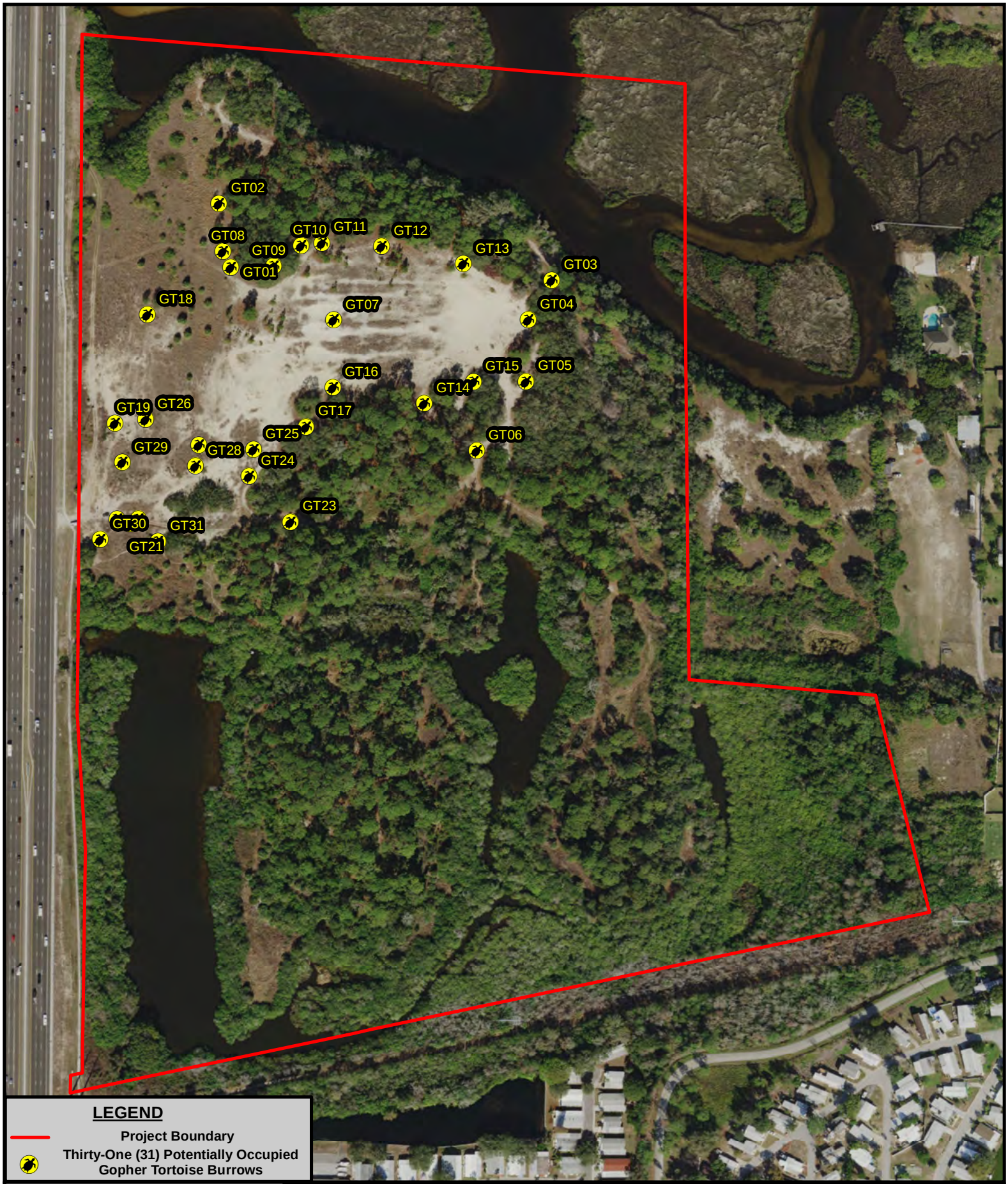
CKrack@ecsfl.cc



LEGEND

Project Boundary

Thirty-One (31) Potentially Occupied Gopher Tortoise Burrows

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WALMART TARPON SPRINGS
PINELLAS COUNTY, FLORIDA
BURROW MAP

PROJECT #: 677.02.18 **DATE: 09/05/18** **FIGURE #: 3**

0 100 200 400 600 Feet

N

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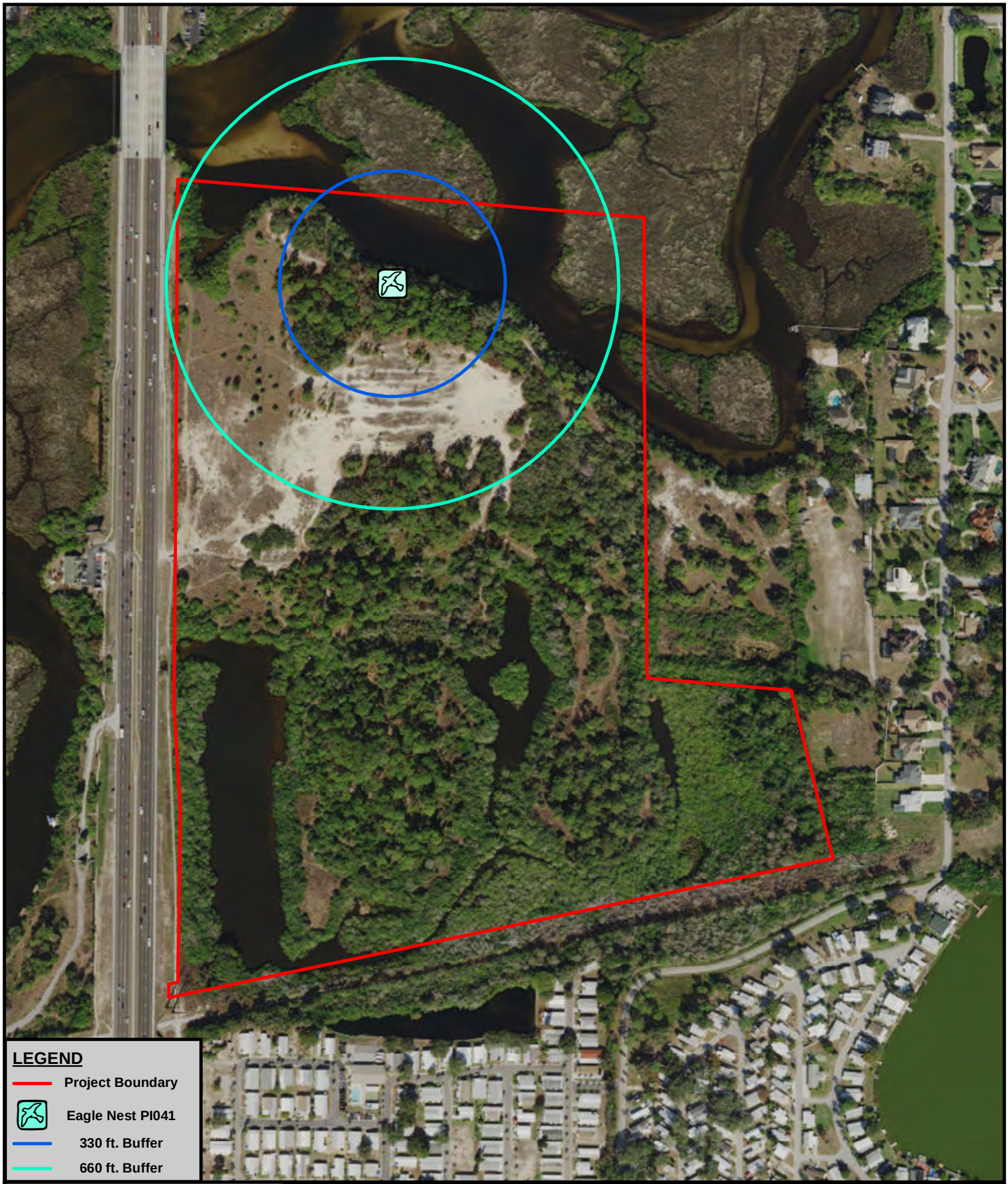

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WALMART TARPON SPRINGS
PINELLAS COUNTY, FLORIDA
EAGLE MONITORING MAP

PROJECT #: 677.02.18 **DATE: 07/08/19** **FIGURE #: 4**

0 400 800 Feet

N

235 N. Hunt Club Blvd. Suite 202
Longwood, Florida 32779
Office: (407) 869-9434 Fax: (407) 869-9436
JDunfee@ecsfl.cc

TABLES

TABLE 1: PROTECTED FAUNA FOUND IN PINELLAS COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE US 19/WALMART TARPON SPRINGS PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
REPTILES				
Drymarchon corais couperi Eastern indigo snake	T	T	Dry habitats bordered by water; often occupy *G. polyphemus* burrows	Low: habitat available, gopher tortoise burrows present
Gopherus polyphemus Gopher tortoise	SSC	_	Well drained soil; xeric pine-oak hammocks and scrub; pine flatwoods	High: habitat available, burrows observed
Neoseps reynoldsii Sand Skink	T	T	Well drained sandy soil, open areas, sand pine-rosemary scrub	Low: habitat limited, none sighted, outside known range
Pituophis melanoleucus mugitus Florida pine snake	SSC	_	Dry, sandy barrens in xeric oak and pine-wooded sandhills	Low: habitat available, none observed
Stilosoma extenuatum Short-tailed snake	T	_	Sandy upland ridges; xeric oak pine woods; xeric oak hammocks	Low: habitat not present, none sighted
AMPHIBIANS				
Rana areolata aesopus Florida gopher frog	SSC	-	Dry, xeric habitats with wetlands such as isolated permanent ponds and cypress domes	Low: habitat limited, gopher tortoise burrows observed
BIRDS				
Aphelocoma coerulescens Florida scrub jay	T	T	Level, sterile, white sand with low, xeric oak scrub	Low: no suitable scrub available on site, none sighted
Aramus guarauna Limpkin	SSC	_	Densely vegetated swamps, lakeshores and slow streams	Low: open water available, none sighted
Egretta caerulea Little blue heron	SSC	_	Lake littorus; shallow ponds and marshes	Medium: open water available, no birds sighted
Egretta thula Snowy egret	SSC	_	Lake littorus; shallow ponds and marshes	Medium: open water available, no birds sighted

TABLE 1: PROTECTED FAUNA FOUND IN PINELLAS COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE US 19/WALMART TARPON SPRINGS PROPERTY.

SPECIES	FWC STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
BIRDS (cont..)				
Egretta tricolor Tricolored heron	SSC	_	Lake littorus; shallow ponds and marshes	Medium: open water available, none sighted
Eudocimus albus White ibis	SSC	-	Beaches, mudflats, wet fields and prairies, forested wetlands and marshes	Low: habitat not available, none sighted
Falco peregrinus tundrius Peregrine falcon	E	_	Coastal beaches, prairies, and marshes	Low: no habitat available, none sighted.
Falco sparverius paulus Southeastern American kestrel	T	_	Forest edges, and clearings; nests in mature pines	Low: habitat not available, none sighted
Grus canadensis pratensis Florida sandhill crane	T	_	Marshes, wet prairies, pastures, and open herbaceous rangeland	Low: habitat not available, birds not sighted
Haliaeetus leucocephalus Bald eagle	T	T	Open (<60% canopy cover), mature pine forests < 2 km from expansive open waters	High: habitat available, nests observed, no birds sighted
Mycteria americana Wood stork	E	E	Nests is cypress swamps; forage sites range from shallow marshes to roadway borrow pits	Low: habitat not available, birds not sighted
Picoides borealis Red-cockaded Woodpecker	E	E	Old-growth pine flatwoods with regular fire occurrence are required for nesting	Low: habitat not available, none sighted
MAMMALS				
Podomys floridanus Florida mouse	SSC	_	Sand pine scrub; xeric oak-pine flatwoods; often associated with *G. polyphemus* burrows	Low: habitat / gopher tortoise burrows present, none sighted
Sciurus niger shermani Sherman's fox squirrel	SSC	_	Mature flatwoods of sandhills; occasional in tall cypress-bay forests	Low: habitat not available, none sighted
Ursus americanus floridanus Florida black bear	T	_	Nearly-impenetrable wooded thickets and swamps	Low: habitat not available, none sighted

Footnotes to Table 1

1 FWC - Florida Fish and Wildlife Conservation Commission, formerly the Florida Game and Fresh Water Fish Commission; Official Lists of Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

2 USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

(E-endangered, T-threatened, SSC-species of special concern, CE-commercially exploited). C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support proposals for listing) and C2 (candidate for listing, with some evidence of vulnerability, but for which not enough data exists to support listing) are no longer official categories.

3 Habitats described by:

Ashton, R.E. and P.S. Ashton. 1985 Handbook of Reptiles and Amphibians of Florida (3 vols.). Windward Publ. Inc. Miami.
Conant, R. 1975 A Field Guide to Reptiles and Amphibians of Eastern/Central North America (2nd ed.). Houghton Mifflin Co. Boston 430 pp.
Kale, H.W. 1978. Volume Two; Birds. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville. 121 pp.
Kale, H.W. and D.S. Maehr. 1990. Florida's Birds: A Handbook and Reference. Pineapple Press. Sarasota. 288 pp.
Layne, L.N. 1978 Volume One: Mammals. In P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida. Gainesville, 52 pp.
McLane, W.M. 1985. The Fishes of the St. Johns River, Florida. Ph.D. diss. University of Florida, Gainesville. 361 pp.
Peterson, R.T. 1980. A Field Guide to the Birds of East of the Rockies (4th ed.). Houghton Mifflin Co. Boston. 384 pp.

4 Likelihood of occurrence: Low, Moderate or High, based on the best available data and selective field observations.

TABLE 2: PROTECTED FLORA FOUND IN PINELLAS COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE US 19/WALMART TARPON SPRINGS PROPERTY.

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Calopogon barbatus Bearded grass pink	T	_	Damp pinelands	Low: habitat not available, none found
Calopogon multiflorus Many-flowed grass pink	E	_	Open, damp, occasionally recently burned pinelands and meadows	Low: habitat not available, none found
Deerinfothamnus rugelii Rugel's pawpaw	E	E	Mesic flatwoods	Low: habitat not available, none found
Encyclia tampensis Butterfly orchid	CE	_	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
Epidendrum conopseum Greenfly orchid	CE	_	Cypress swamps, hardwood swamps and hammocks	Low: habitat not available, none found
Hartwrightia floridiana Florida Hartwrightia	T	_	Wet, open areas, moist grasslands, and sphagnum bogs	Low: habitat not available, none found
Lilium catesbaei Southern red lily	T	_	Mesic flatwoods, wet prairies, usually in graminoid systems	Low: habitat not available, none found
Listera australis Southern tway blade	T	_	Hammocks, low moist woods in deep humus, ravines, shady stream banks, sphagnum	Low: habitat not available, none found
Nemastylis floridana Fall-flowering ixia	E	_	Marshes; grassy openings of wet hammocks moist flatwoods	Low: no habitat available, none found
Platanthera blephariglottis Large white fringed orchid	T	_	Inhabits sphagnum bogs, meadows, damp fields and woods	Low: habitat not available, none found
Platanthera cristata Golden fringed orchid	T	_	Low moist meadows and damp pine woods	Low: habitat not available, none found
Platanthera flava Southern tubercled orchid	T	_	Very wet habitats such as swamps, bogs and wet forests with thick, black mud	Low: habitat not available, none found

TABLE 2: PROTECTED FLORA FOUND IN PINELLAS COUNTY, FLORIDA AND THEIR EXPECTED OCCURRENCE ON THE US 19/WALMART TARPON SPRINGS PROPERTY.

SPECIES	FDA STATUS (1)	USFWS STATUS (2)	PREFERRED HABITAT (3)	PROBABILITY OF OCCURRENCE (4)
Platanthera integra Southern yellow fringeless orchid	E		Marshes and wet pine flatwoods	Low: no habitat available, none found
Platanthera nivea Snowy orchid	T	_	Open bogs and sunny, wet meadows	Low: habitat not available, none found
Pogonia ophioglossoides Rose pogonia	T	_	Open, wet meadows and sphagnum bogs, poorly drained roadside ditches	Low: habitat not available, none found
Polygala lewtonii Scrub (Lewton's) milkwort	E	E	Dry oak woodlands and scrub	Low: habitat not available, none found.
Rhapidophyluum hystrix Needle palm	CE	_	Wet to mesic woods and hammocks; spring fed stream bottoms	Low: habitat not available, none found
Spiranthes brevilabris floridana Florida Ladies' tresses	E	_	Open meadows and damp pinelands, road shoulders, ditches	Low: habitat not available, none found
Spiranthes laciniata Lace-tip ladies' tresses	T	_	Marshes and cypress swamps; road banks and ditches	Low: habitat not available, none found
Spiranthes longilabris Long-tip ladies' tresses	T	_	Marshes and wet prairies	Low: habitat not available, none found
Stenorrhynchos lanceolatus var. lanceolatus Leafless beaked orchid	T	_	Vacant lots, open pastures, pine flatwoods and mowed roadsides	Low: habitat available, none found
Tillandsia fasciculata Common wild pine	E	_	Cypress swamps and hammocks	Low: habitat not available, none found
Tillandsia utriculata Giant wild pine	E	_	Hammocks and cypress swamps	Low: habitat not available, none found
Zephyranthes simpsonii Simpson zephyr lily	T	_	Dome swamps, wet flatwoods, ditches, wet pastures, often burned-over areas	Low: habitat not available, none found

Table 2 Footnotes

1 FDA – Florida Department of Agriculture and Consumer Services; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997. Supporting information from FNAI - Florida Natural Inventory; Matrix of habitats and distribution by county of rare/endangered fauna and flora in Florida, published April 1990.

2 USFWS – United States Fish and Wildlife Service; List obtained from FWC's Florida's Endangered Species, Threatened Species and Species of Special Concern, published August 1997.

[E-endangered, T-threatened, SSC- species of special concern, CE-commercially exploited.] C1 (candidate for federal listing, with enough substantial information on biological vulnerability and threats to support for listing) and C2 (candidate for listing with some evidence of vulnerability, but for which not enough data exist to support listing) are no longer official categories.

3 Habitats described by:

Bell, C.R. and B.J. Taylor. 1982. Florida Wild Flowers and Roadside Plants. Laurel Hill Press, Chapel Hill, NC 308pp.
FNAI - Florida Natural Inventory; Matrix of Habitats and Distribution by County of Rare/Endangered Species in Florida, published April 1990.
Godfrey, R.K. 1988. Trees, Shrubs, and Woody Vines of Northern Florida, and Adjacent Georgia and Alabama. University Georgia Press. Athens, GA 734 pp.
Ward, D.B. (publ. date not listed). Volume Five,. Plants, in P.C.H. Pritchard (ed.), Rare and Endangered Biota of Florida. University Presses of Florida, Gainesville. 175 pp.
Wunderlin, R.P. 1982. Guide to Vascular Plants of Florida. University Presses of Florida, Gainesville, FL. 472 pp.

4 Likelihood of occurrence: Low, Moderate, or High, based on the best available data and selective field observations.

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Environmental and Permitting Services

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www.bio-techconsulting.com

October 15, 2020

Harvey Gonzalez
Morgan Group
2750 NW 3rd Avenue, Suite 2
Miami, FL 33127

Proj: Anclote Harbor Site – Pinellas County, Florida
(BTC File #1119-03)
Re: Proposed Wetland Impacts and Mitigation Plan

Dear Mr. Gonzalez:

Based on the site plan provided by Kimley Horn, the Anclote Harbor Project Site is proposing to impact two isolated wetland systems (0.78 acres and 0.14 acres) that total 0.91 acres. A Unified Mitigation Assessment Methodology (UMAM) evaluation has been conducted on the proposed wetland impacts, as well as the enhancement of the remaining post-development on-site wetlands (29.62 acres). The UMAM evaluation calculated a 0.53 functional loss with the proposed direct wetland impacts and a 1.80 functional gain with the on-site wetland enhancement. Therefore, the proposed wetland impacts should be adequately offset with the on-site wetland enhancement activities.

The wetland enhancement area will be monitored on a bi-annual basis so that exotic species, per the current FLEPPC list, do not exceed 5% aerial coverage in the wetlands. Maintenance will be implemented on a monthly basis with the goal of the event being the elimination the exotic component (i.e., 0% after event). Additionally, these areas will be placed under a conservation easement dedicated to the SWFWMD.

The monitoring will consist of general qualitative observations in the wetland enhancement areas. A summary of the data collected will be included in an annual report submitted to SWFWMD each year. The recorded data obtained from the vegetative monitoring will be provided to SWFWMD in report form and will be submitted on an annual basis. Reports will include the following:

A. The dates and time of the monitoring event.
B. The person responsible for performing the measurements.
C. The analytical techniques or methods utilized.

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

D. The results of such analyses including:
   1. Status of invader species
   2. Coverage by wetland and FACW vegetation.
   3. A description of any problems encountered during evaluation and proposed solutions.
   4. Panoramic photographs of the area.

In addition to the vegetative portion of the monitoring to be conducted, wildlife information will also be gathered and described in the report.

Success Criteria

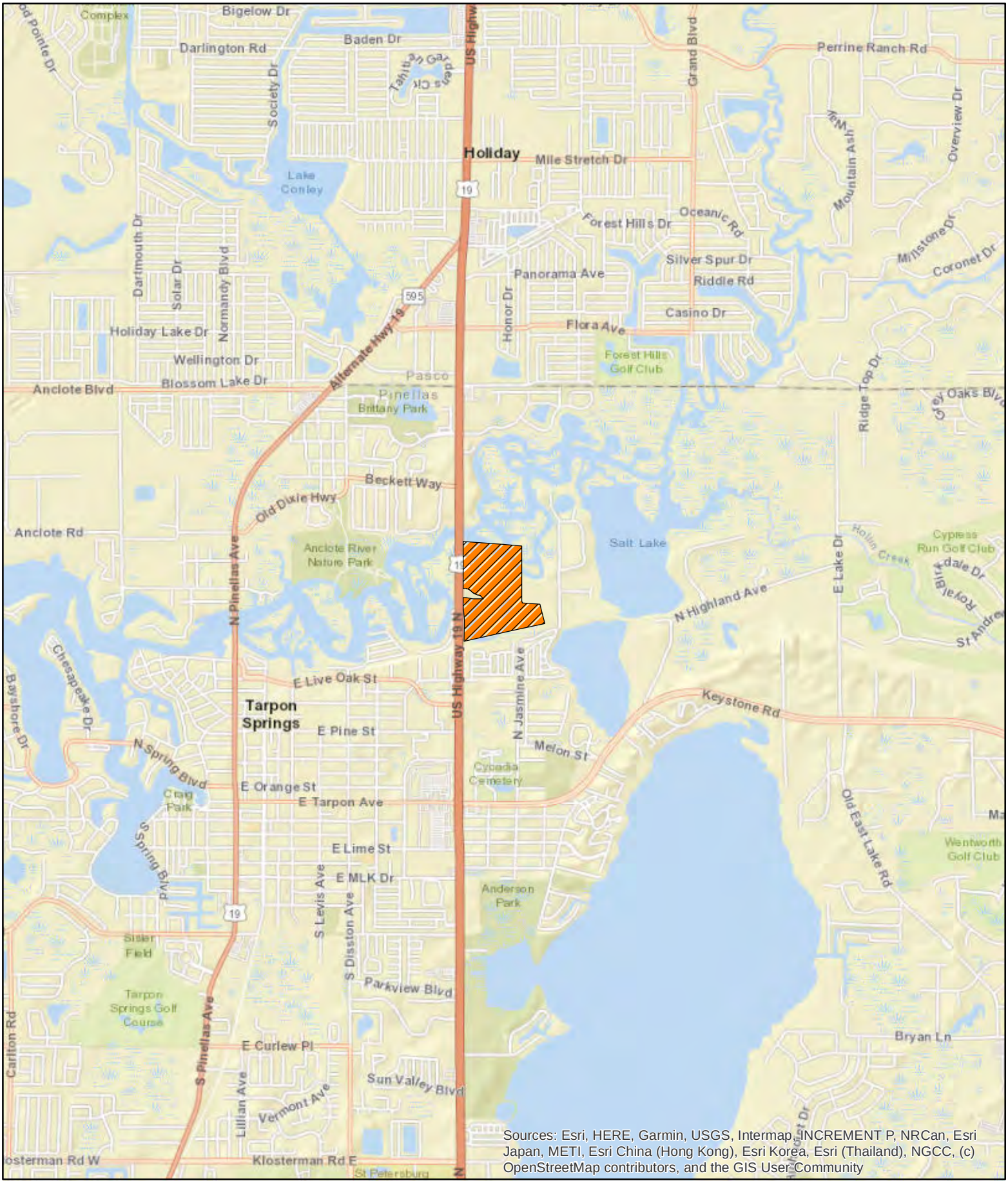
The success criteria for the wetland enhancement areas will consist of greater than 85 percent coverage by desirable species after 5 years, and less than 5 percent areal coverage by exotic species in the wetland.

Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Daniel Gough
Project Manager

John Miklos
President



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Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Anclote Harbor Site
Pinellas County, Florida
Fig 1
Location Map

N
W E
S

3,200
Feet

Project #: 20-383
Produced By: JDH
Date: 4/21/2020

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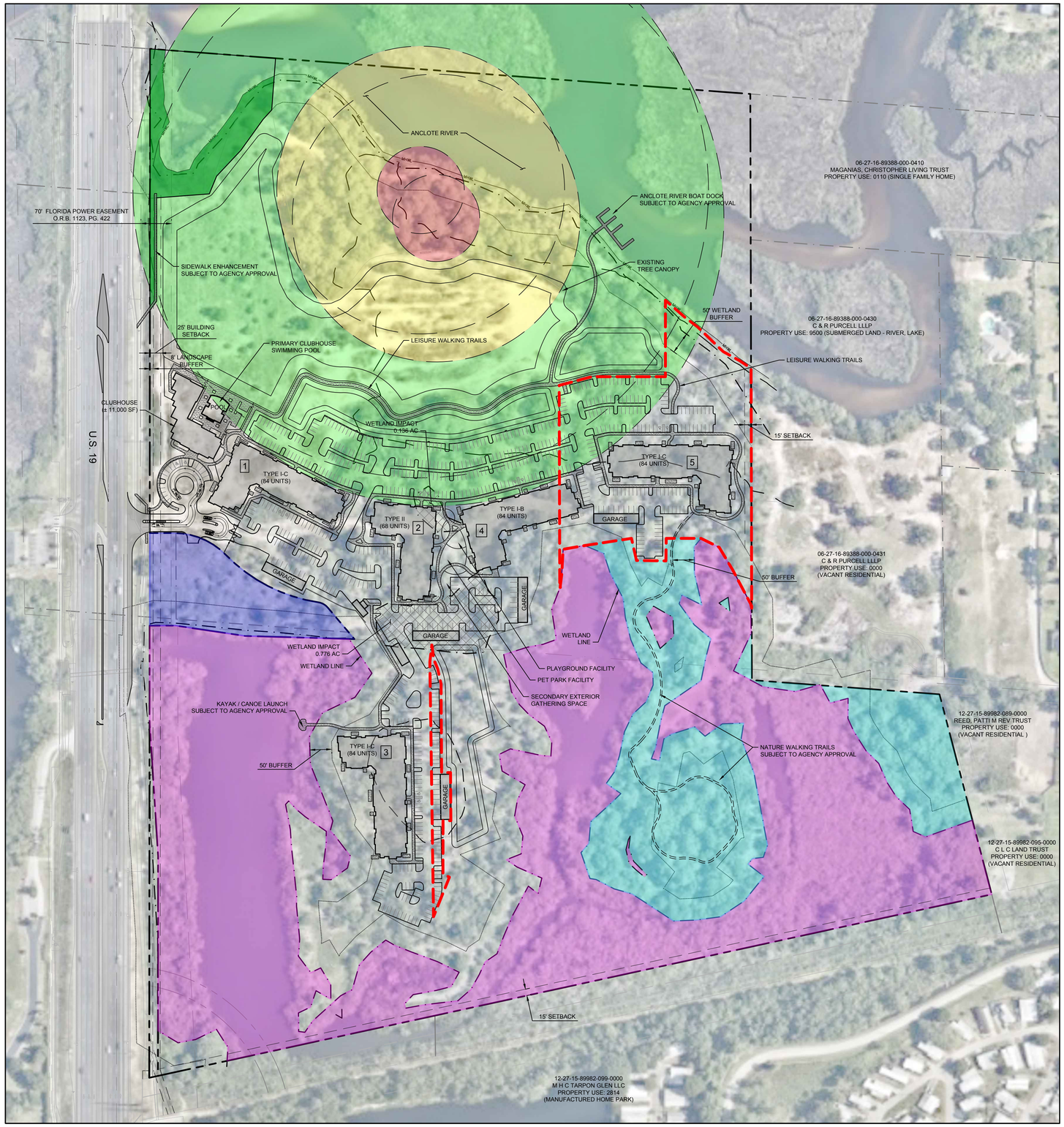
Anclote Harbor Site
Pinellas County, Florida
Figure 2
Aerial Photograph Map

770
Feet

N
W E
S

Project #: 20-383
Produced By: BTC
Date: 7/24/2020

ANCLOTE HARBOR PRELIMINARY DEVELOPMENT PLAN



NORTH

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- NORTH BLVD R/W
- EASEMENT LINE
- SECTION LINE
- FLOOD PLAIN LINE
- MEAN HIGH WATER LINE
- WETLAND LINE
- WETLAND BUFFER (50')
- WETLAND IMPACT AREA
- PROPOSED BUILDING
- PROVIDED RESIDENTIAL ON OFFICE LAND AREA

CONSERVATION LEGEND

- EAGLE NEST - 660' R
- EAGLE NEST - 330' R
- EAGLE NEST - 100' R
- CITY OF TARPON SPRINGS OWNED PARCEL
- WETLAND TO BE PRESERVED
- UPLANDS TO REMAIN AS OPEN SPACE
- POCKET PARK

PEDESTRIAN CIRCULATION EXHIBIT

LEGEND

1. Primary Clubhouse Swimming Pool
   - +/- 2,200 SF recreational swimming pool (per 404 units)
   - Poolside lounge cabanas and shaded community seating
   - Outdoor kitchen and grill area
   - Outdoor firepit
   - Community gathering and lounge space
2. Leisure Walking Trails
   - Circulation pathways throughout community and along retention ponds
   - Comfort stations with areas for seating and gathering
3. Secondary Exterior Gathering Space
   - Outdoor kitchen and grill area
   - Outdoor fire pit
   - Shaded community seating
   - Recreational yard games
4. Playground Facility
   - Recreational playground facilities geared towards families and young children
   - Shaded community seating
   - Water drinking fountains for residents
5. Pet Park Facility
   - Gated and fenced area for pet recreation and activity
   - Shaded community seating
   - Water drinking fountains for pets and residents
6. Kayak / Canoe Launch
   - Walking pathway with point of access for water recreation (subject to permitting / agency approval)
7. Anclote River Boat Dock
   - Walking pathway with boardwalk access for water recreation
   - Boat parking and pick-up / drop-off location (subject to permitting / agency approval)
8. Nature Walking Trails
   - Leisure pathway loop through preservation area (subject to permitting / agency approval)

Pedestrian Circulation Pathway
Nature Walking Trail (subject to permitting / agency approval)
Pinellas Trail

ANCLOTE HARBOR
PRELIMINARY DEVELOPMENT PLAN
CONSERVATION AREAS

MORGAN
ANCLOTE HARBOR

PDP-02

Kimley»Horn

October 12, 2020

Ms. Patricia L. McNeese, AICP
Principal Planner
City of Tarpon Springs
324 East Pine Street
Tarpon Springs, Florida 34688

Subject: Anclote Harbor Traffic Impact Analysis (TIA) Review
American Project No: 5169367
Response to TIA Review Comments

Dear Ms. McNeese,

On behalf of our client, Kimley-Horn, is providing you with the following responses to comments dated October 5, 2020 and as discussed with the City on October 13, 2020. One (1) copy of the updated Traffic Impact Analysis (TIA), addressing these comments, for the Anclote Harbor project will also be submitted to the City for their review.

Comment 1: In the Preliminary Development Plan (PDP-01), indicate the directional U turn arrows in the two turn lanes and site driveways.

Response 1: Figure 9 in the report has been updated to indicate the directional U turn arrows and includes the site plan to clarify the access to/from the site.

Comment 2: Keep City and Reviewer informed on the status of the FDOT Approval of Permit Plans for the NB right turn lane into the site, and the offset median U turn lanes. Provide a copy of any plans that are provided to FDOT, to the City.

Response 2: Another pre-application meeting was held with the FDOT staff on October 8, 2020. FDOT will review the plans in detail with the submittal of a driveway permit. During the pre-application meeting, FDOT agreed the offset left-turn lanes should be provided for access to/from the site. FDOT noted they reviewed other locations for offset left-turn lanes and generally found the turn lanes to be safer compared to full median openings.

Comment 3: On Page 3, reference was made to Highway Capacity Software (HCS). Synchro software was used (per Appendices), not Highway Capacity Software. Revise verbiage in the report.

Response 3: Synchro software was used to provide results which are based upon the latest Highway Capacity Manual. The report has been updated to reference Synchro software.

Comment 4: General Comment on Figures. Dodecanese Blvd is a WB extension of Live Oak St., and ties in at Alt US 19 north of the Live Oak St./Alt US 19 intersection. Please show it correctly in all Figures.

Response 4: Dodecanese Boulevard was analyzed in the analysis. The figures show the intersection of Alt US 19 & Dodecanese Boulevard as it is the signalized intersection (which provides access to Live Oak Street) and the project traffic is anticipated to utilize this intersection. The figures are not drawn to scale and indicate the general location of the intersection.

Comment 5: Comments on Figure 2,

a. Live Oak St. southbound through shows 63%, whereas Spruce Street southbound traffic shows 65%. Please clarify.
b. The Traffic Distribution at the Live Oak St/Alt US 19 does not add up at the adjacent intersections of Live Oak St/US 19 and Spruce St/US 19. Also, there is 2% distribution in NS Direction where are they leading to? Please confirm.

Response 5: The southbound volume was updated to include only 2% of traffic making the southbound right-turn movement at US 19 & Spruce Street.

As the comment requested, the project distribution was updated at Live Oak Street & Alternative US 19 to remove the northbound project traffic.

Comment 6: Comments on Figure 3,

a. Traffic volumes from Beckett Way/US 19 Intersection add up to 12 vehicles for SB direction. Figure 3 shows 13 vehicles. Please confirm.
b. Traffic volumes from Beckett Way/US 19 Intersection add up to 37 vehicles for NB direction. Figure 3 shows 38 vehicles. Please confirm.
c. See Traffic Distribution Percentages comments from Figure 2, which would affect Figure 3.

Response 6: The project traffic volumes have been updated. The volumes were generally rounded based upon the distribution percentage.

Comment 7: Comments on Figure 4,

a. Traffic volumes from Beckett Way/US 19 Intersection add up to 37 vehicles for SB direction. Figure 4 shows 38 vehicles. Please confirm.
b. The traffic volumes do not add up the driveway volumes which is 70 vehicles. Please confirm.
c. Traffic volumes for SB approach at Live Oak St/US 19 Intersection show 45 vehicles for SB direction, whereas upstream it is 46 vehicles per Figure 4. Please confirm.
d. See previous comment on Traffic Distribution Figure. The traffic assignment on Figure 4, at the Live Oak St/Dodecanese Blvd does not add up at the adjacent intersections of Live Oak St/US 19 and Spruce St/US 19. Also there is traffic volumes along N-S Direction, where are they leading to? Please confirm.
e. Traffic volumes for SB approach at Live Oak St/US 19 Intersection show 44 vehicles for SB direction, whereas downstream at Spruce St., it is 45 vehicles per Figure 4. Please confirm.
f. Traffic volumes for SB approach at Spruce St/US 19 Intersection show 41 vehicles for SB direction, whereas downstream at E Tarpon Ave., it is 42 vehicles per Figure 4. Please confirm.

Response 7: The project traffic volumes have been updated. The volumes were generally rounded based upon the distribution percentage.

Comment 8: Typical Comment - Determine if comments on Figures 2 through 4, would affect the traffic volumes shown in Figures 5 through 8, and Figures 10, 11.

Response 8: The project and total traffic volumes were updated based upon the comments.

Comment 9: Typical Comment - Add link volumes on Figures 5 through 8 between all Study Intersections.

Response 9: The volumes are summarized in the table in the report for the roadway analysis section.

Roadway volumes exiting one study area intersection may not be equivalent to the entering intersection turning movement volumes at the next intersection due to driveway locations between study intersections or minor fluctuations in travel patterns between time periods. To evaluate the study roadway segment based upon typical roadway conditions, volumes for the study roadway segment were determined as the average of entering and exiting vehicles from adjacent street intersections during the a.m. and p.m. peak hours.

Comment 10: Comments on Figure 10, 11-

a. For SB traffic at US 19/Live Oak St., traffic volumes adds up to 3720 at the intersection, whereas upstream volumes shows a lower number 3693. Please confirm why the discrepancy?
b. For NB traffic between US 19/Live Oak St., traffic volumes adds up to 1481 at the intersection, whereas downstream volumes shows a lower number 1417. Please confirm why the discrepancy?

Response 10: Traffic volumes fluctuate due to the driveway openings between the study area intersections. The median opening was estimated based upon the volumes collected at the intersection of US 19 & Live Oak Street.

Roadway volumes exiting one study area intersection may not be equivalent to the entering intersection turning movement volumes at the next intersection due to driveway locations between study intersections or minor fluctuations in travel patterns between time periods.

Comment 11: Page 22, Study Roadway Segments are anticipated to operate at LOS E. Would FDOT be okay with allowing the Applicant not to pay any impact fees for traffic added by the subject project and other future projects contributing to worsen the LOS to E? LOS D is the acceptable criteria. Please indicate in the narrative that FDOT would accept it for reasons described by Kimley Horn in last discussion with reviewer.

Response 11: The analysis will be reviewed by FDOT as part of the Driveway Permit Application process. FDOT is focused on operational and safety improvements. The applicant will coordinate with the FDOT as previously discussed with the City and the reviewer.

As stated in the City of Tarpon Springs Mobility Management section § 122.11.01, "In 2013, the Pinellas County Metropolitan Planning Organization approved the Pinellas County Mobility Plan Report. The intent of the Mobility Plan is to replace local transportation concurrency management programs with a system that provides local governments with the means to manage the traffic impacts of development projects without requiring developers to meet adopted level of service standards."

The updated analysis will be provided to FDOT for their review to receive approval for the FDOT Driveway Permit. The applicant does not propose to widen US 19 and it is our understanding that

there are not any planned roadway widenings for the adjacent section of US 19. Instead, as stated in the City of Tarpon Springs Mobility Management section § 122.11.03, "Transportation management plans are required for development applications seeking to utilize transportation management strategies/improvements to address their development impacts."

Comment 12: Tables 2 and 3, comments

a. Based on comments made on Figure 2 (Project Traffic Distribution Percentages). Confirm if Project Traffic Assignment, Peak Hour values, Project % Service Volumes, etc. in Table 3 will change and update the table.
b. Last Column under Table, should be LOS D Capacity. It was shown correctly before in the last submittal. Please change it back to LOS D. Update the last column to say YES where applicable, on any roadway segments that exceeds LOS D Service Volumes, which is the acceptable LOS. LOS E and F are unacceptable.

Response 12: Acknowledged. There is no defined unacceptable LOS for the roadway segment based upon the City of Tarpon Springs code. The analysis will be discussed with FDOT as US 19 is under FDOT jurisdiction.

Comment 13: Page 25 comment, Tables 4 and 5 too –

a. Previous comment not implemented. In addition to V/C ratios, add LOS for each of movements and overall intersection LOS and corresponding delay in vehicles/second. Mention if LOS D thresholds can be met with any countermeasures to improve the operation of the movements/overall intersection. When would the improvements be needed and who will address operational improvements? Revise narrative under Intersection Analysis, and corresponding Table 4.
b. General Comment for Tables 4 and 5 - Confirm if any of the previous comments made on the Figures would change any of the V/C ratios listed. Also include LOS. Previous comment not implemented. It was discussed during comment resolution meeting that the general public and council members do not understand what V/C ratio is. Previous comment "Include a LOS chart with LOS A thru F with corresponding delays so City staff and laymen can understand the operations. Also include the thresholds for V/C (volume/capacity) ratio (such as what is acceptable and what is failure), so it is easily understandable to City council and anyone reviewing this report."

Response 13: Additional language has been added to explain v/c ratio and acceptable thresholds. This comment was discussed with the City and reviewer previously. LOS was not included in the analysis as it is not a standard required to be upheld due to the Pinellas MPO Mobility Plan Report.

As stated in the City of Tarpon Springs Mobility Management section § 122.11.01, "In 2013, the Pinellas County Metropolitan Planning Organization approved the Pinellas County Mobility Plan Report. The intent of the Mobility Plan is to replace local transportation concurrency management programs with a system that provides local governments with the means to manage the traffic impacts of development projects without requiring developers to meet adopted level of service standards."

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Comment 14: Table 6 Comments –

a. Revise NBL to NB U Turn, and SBL to SB U Turn.

Response 14: Acknowledged. This has been updated in the report.

Comment 15: Page 31 Comment

a. The Parking Waiver requested by Applicant for Parking is 46 spaces. Work with City of Tarpon Springs on this waiver. This may encourage parking outside community when events occur in the clubhouse or any guests are having parties. Clarify where would overflow parking be accommodated?

Response 15: The applicant is working with the City on the waiver. There is sufficient parking provided on site to accommodate the residents and guests; the waiver is requested for the club house space as residents can park on site and then use the pedestrian paths to access the club house.

Comment 16: Page 32, Multimodal Comment

a. Since, this is a requirement for Applicant to make Multi-modal improvements. Can it be made contingent upon Applicant to provide Design Construction Plans to City/FDOT and applicant pay for Construction of the same concurrently with the proposed development. A more detailed review will be done by City's Consultant of the Design Plans.

Response 16: The applicant has detailed the multimodal improvements they are proposing in the report. The multi-modal improvements have been approved in concept by the City. Additional details will be provided with the final design plan (SDP).

Comment 17: Page 35, Conclusion –

a. As part of the Conclusion, summarize all Recommendations of what the Applicant will provide?

Response 17: Acknowledged. This has been updated in the report.

Please contact me should you have any questions or desire additional information.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Christopher Hatton, P.E.
Project Manager

Kelly Fearon, P.E.
Transportation Engineer

Traffic Impact Analysis
Prepared for City of Tarpon Springs

Anclote Harbor Apartments

City of Tarpon Springs, Florida

Prepared by:

Kimley-Horn and Associates, Inc.
Tampa, Florida

October 2020

Kimley»Horn

Traffic Impact Analysis
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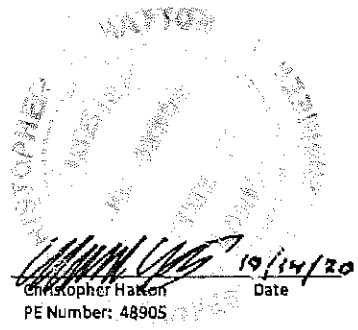

10/14/20
Christopher Haiken Date
PE Number: 48905

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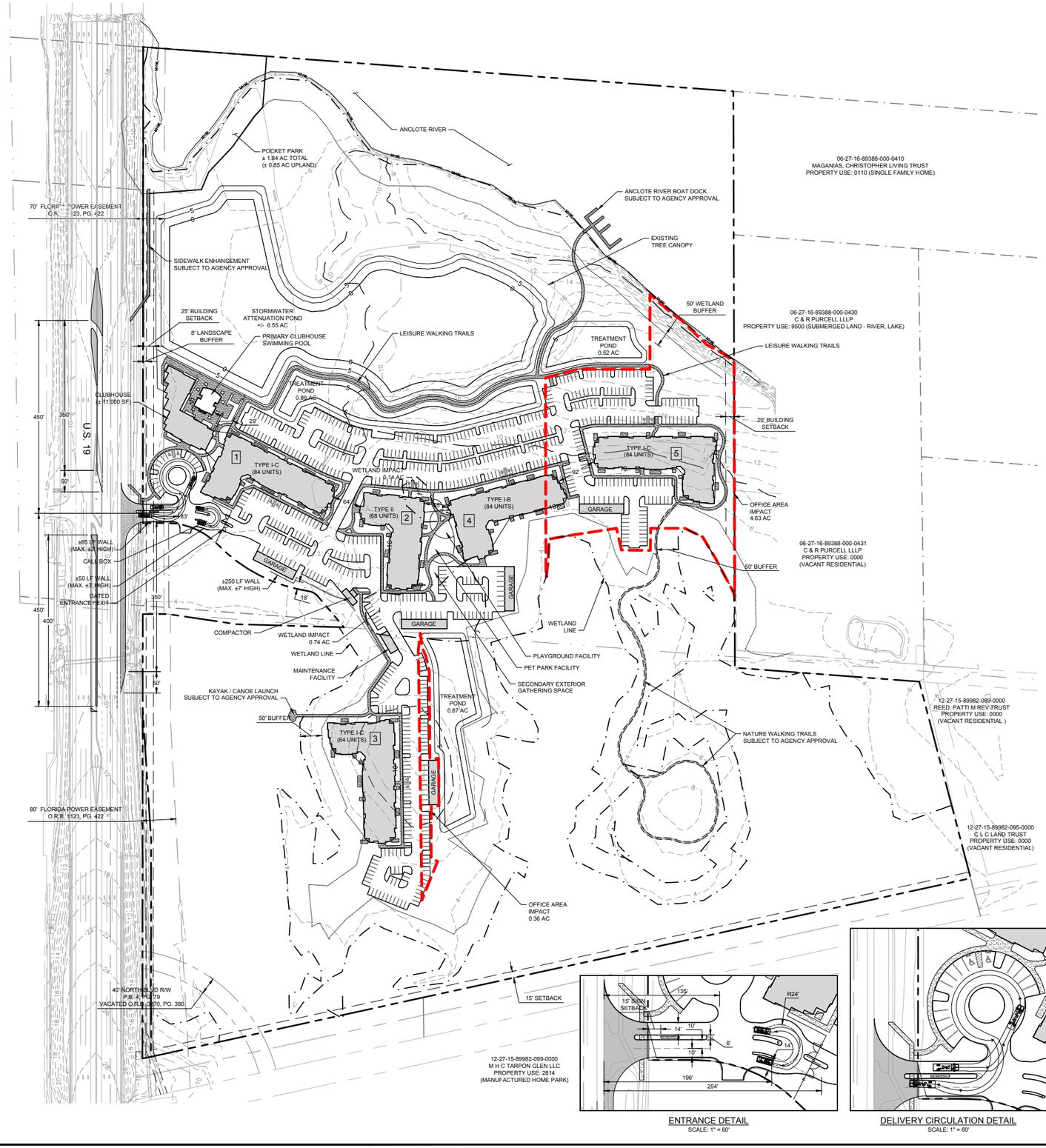
INTRODUCTION

This Traffic Impact Analysis (TIA) for the residential development of Anclote Harbor was conducted following the pre-application meeting with the Florida Department of Transportation (FDOT) on May 9, 2019 and methodology meeting and follow up discussions held on July 16, 2020 and August 7, 2020 with Patricia McNeese, Mo Gopalakrishna, and Linda Hess. Methodology comments were received and discussed on August 7, 2020. The updated methodology and comments are attached to this report. A description of the proposed land use and the results of the TIA are provided below.

The analysis is provided based upon the requirements in the Tarpon Springs Code of Ordinances Section 122.11 for Mobility Management. This project meets the criteria for a deficient road corridor and a Tier 2 project based upon Section 122.11.04 for Deficient Road Corridors, Transportation Management Plan Strategies Applied. The requirements include a traffic study and transportation management plan identifying improvements necessary to mitigate the impacts of the project. The cost of transportation management strategies implemented for tier 2 projects may be applied as credit toward the project's multimodal impact fee assessment or payment of the fee could be included as part of a transportation management plan.

The proposed residential development site is located along US 19 in Pinellas County, Florida, north of the Pinellas Trail. This development is proposed to include up to 404 mid-rise multi-family dwelling units. The project location map is illustrated in Figure 1.

ANCLOTE HARBOR PRELIMINARY DEVELOPMENT PLAN



WAIVERS

APPLIED FOR	
WAIVER	DESCRIPTION
LDC SECTION 78.01(E)(7)(d) MAXIMUM ALLOWABLE HEIGHT	TO INCREASE THE ALLOWABLE MAXIMUM BUILDING HEIGHT FROM 45 FT TO 53 FT
REQUIREMENT FOR SECONDARY ACCESS POINT	TO DECREASE REQUIRED ACCESS POINTS TO ONE.
REQUIREMENT FOR COMMUNITY POOL PARKING	REDUCTION OF ADDITIONAL PARKING REQUIRED FOR COMMUNITY POOL

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- NORTH BLVD R/W
- EASEMENT LINE
- SECTION LINE
- FLOOD PLAIN LINE
- MEAN HIGH WATER LINE (MHW)
- PROPOSED BUILDING
- PROVIDED RESIDENTIAL ON OFFICE LAND AREA - 4.99 AC (PER PINELLAS COUNTY WIDE PLAN, EFFECTIVE 10/24/2019)
- 10 EXISTING CONTOUR
- 10 PROPOSED CONTOUR

NORTH

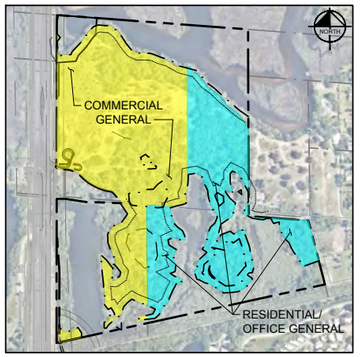
GRAPHIC SCALE IN FEET
0 60 120 240

SITE DATA TABLE

SITE SIZE			
UPLANDS	42.23 AC (27.55 RES. / 14.68 OFFICE)		
WETLANDS	30.39 AC (13.09 RES. / 17.30 OFFICE)		
TOTAL SITE	72.62 AC		
SUBMERGED LAND	8.33 AC		
PROPERTY APPRAISER PARCEL NUMBER	06-27-16-89388-000-0420		
ADDRESS	42501 U.S. HIGHWAY 19 NORTH		
PLAN CATEGORY	EAST SIDE: ROG WEST SIDE: CG		
EXISTING ZONING DISTRICT	GB, GENERAL BUSINESS		
PROPOSED ZONING DISTRICT	RPD, RESIDENTIAL PLANNED DEVELOPMENT		
EXISTING LAND USE	VACANT		
PROPOSED LAND USE	404 MULTIFAMILY RESIDENTIAL DWELLINGS, CLUBHOUSE, ACCESSORY GARAGES AND MAINTENANCE BUILDINGS		
FLOOD ZONE	ZONE AE, 9.00' FLOOD PANEL 12103C0036G, 09/02/2003		
	RPD MULTIFAMILY USE CODE REQUIREMENT	CONDITIONAL USE GENERAL BUSINESS DISTRICT	PROVIDED
DENSITY	15 DU / AC	15 DU / AC COMMERCIAL 15 DU / AC RESIDENTIAL / OFFICE GENERAL	RESIDENTIAL: 308 UNITS / 67.64 AC 4.55 DU / AC OFFICE: 96 UNITS / 4.99 AC 19.24 DU / AC SITE AVERAGE: 5.62 DU / AC
MINIMUM LOT SIZE	10,000 SF	10,000 SF	72.62 AC
MINIMUM LOT WIDTH	100'	80'	±2,000'
SETBACKS			
	REQUIRED	CONDITIONAL USE	PROVIDED
FRONT / WEST	25' MIN.	25' MIN.	25' MIN.
SIDE / NORTH & SOUTH	15' MIN.	20' MIN.	15' MIN.
REAR / EAST	15' MIN.	20' MIN.	15' MIN.
BUILDING SEPARATIONS	15' SIDE FACING SIDE 20' FRONT / REAR FACING SIDE 30' FRONT / REAR FACING FRONT / REAR +5' FOR EACH STORY ABOVE 2 STORIES FOR ALL SEPARATIONS	15' SIDE FACING SIDE 20' FRONT / REAR FACING SIDE 25' FRONT / REAR FACING FRONT / REAR +5' FOR EACH STORY ABOVE 2 STORIES FOR ALL SEPARATIONS	25' SIDE FACING SIDE 30' FRONT / REAR FACING SIDE 40' FRONT / REAR FACING FRONT / REAR
WETLAND BUFFER	50'	15'	50'
MAXIMUM HEIGHT	45'	45'	53' (WAIVER REQUESTED)
OPEN SPACE PER 147.01 (B) (TOTAL SITE)	18.16 AC (25% OF TOTAL SITE)	10% MINIMUM	22.31 AC UPLAND OPEN SPACE 9.08 AC WETLANDS / STORM (50% MAX) TOTAL 31.39 AC (43%)
OPEN SPACE AND IMPERVIOUS PER ORD 2018-27 (SIGNIFICANT UPLAND AREA)	OPEN SPACE 10.04 AC (30% OF SIGNIFICANT UPLAND AREA) MAX. IMPERVIOUS 16.74 AC (50% OF SIGNIFICANT UPLAND AREA)	MAXIMUM IMPERVIOUS RATIO: 0.90	OPEN SPACE 18.46 AC (55% OF SIGNIFICANT UPLAND AREA) PROP. IMPERVIOUS 10.09 AC (30% OF SIGNIFICANT UPLAND AREA)
PARKING	707 SPACES FOR RESIDENCES (1.75 SPACES / DU) +44 SPACES (1 SPACE / 250 SF OF 11,000 SF CLUBHOUSE BUILDING) +56 SPACES (1 SPACE / 50 SF OF COMMUNITY POOL) = 807 TOTAL SPACES	707 SPACES FOR RESIDENCES (1.75 SPACES / DU) +44 SPACES (1 SPACE / 250 SF OF 11,000 SF CLUBHOUSE BUILDING) +56 SPACES (1 SPACE / 50 SF OF COMMUNITY POOL) = 807 TOTAL SPACES	716 AT GRADE SPACES +45 GARAGE SPACES = 761 TOTAL SPACES (WAIVER REQUESTED)

ENTRANCE DETAIL
SCALE: 1" = 60'

DELIVERY CIRCULATION DETAIL
SCALE: 1" = 60'



CITY OF TARPON SPRINGS
FUTURE LAND USE MAP (ORD 2012-07)
SCALE: 1" = 500'

LOCATION MAP
SCALE: 1" = 2,000'

NO.	REVISIONS	DATE	BY

Kimley»Horn

655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
PHONE: 813-620-1460
WWW.KIMLEY-HORN.COM CA 00000696

DESIGN ENGINEER:
FLORIDA REGISTRATION NUMBER:
DATE:

SCALE
DESIGNED BY RPC
DRAWN BY BFN
CHECKED BY RPC

ANCLOTE HARBOR
PRELIMINARY DEVELOPMENT PLAN

MORGAN
ANCLOTE HARBOR
TARPON SPRINGS FLORIDA

DATE
04/17/2020
PROJECT NO.
145062001
SHEET NUMBER
PDP-01

Access to the property will be provided at one access connection along US 19 and a pre-application meeting was held with the Florida Department of Transportation (FDOT) on May 9, 2019. A follow up pre-application meeting was held with FDOT on October 8, 2020 to discuss the proposed offset left-turn lanes. The pre-application comments are attached. Based upon comments received at the pre-application meeting, the project access is to consist of a proposed offset left-turn median opening along US 19.

Prior to undertaking this analysis, a transportation study methodology was prepared and discussed on July 16, 2020 and August 7, 2020 with Patricia McNeese, Mo Gopalakrishna, and Linda Hess (American Consulting Professionals). The approved methodology is included in Appendix A.

In general, the following procedural steps were undertaken:

- Traffic volumes anticipated to be generated by the proposed development were estimated using the Institute of Transportation Engineers', *Trip Generation Manual*, 10th Edition;
- Project traffic was distributed and assigned to the public roadway network based upon the results of a FSUTMS analysis;
- Existing a.m. and p.m. peak-hour traffic volumes in the study area were collected and adjusted to reflect the peak season conversion factor volumes, and considered in the development of future background volumes;
- Work Programs of Pinellas County and the FDOT were reviewed to identify scheduled roadway improvements in the area;
- Intersection and level of service (LOS) analyses within the study area for existing and future scenarios were completed using analytical methods using the Synchro program and the Florida Department of Transportation's "*Quality/Level of Service Handbook*."

PROJECT SITE INFORMATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development. These trips were distributed and assigned throughout the study roadway network.

Trip Generation

The trip generation potential of the proposed residential development was estimated for the a.m. and p.m. peak-hours using the equations from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, for land use code (LUC) 221: Multi-Family Housing Mid-Rise. The estimated net, new trips expected to be generated by the proposed development are 145 a.m. peak-hour trips (37 entering, 108 exiting) and 178 p.m. peak-hour trips (108 entering, 70 exiting), as shown in Table 1.

No pass-by or internal capture trips were assumed. Based upon the trip generation, this project meets the criteria for a Tier 2 project (between 51 and 300 new peak hour trips). Therefore, transportation management strategies are included in this report.

Table 1: Project Trip Generation

	ITE TRIP GENERATION CHARACTERISTICS					DIRECTIONAL DISTRIBUTION		GROSS TRIPS			INTERNAL CAPTURE		PASS-BY CAPTURE		NET, NEW EXTERNAL TRIPS		
						Percent											
Land Use	Period	ITE Edition	ITE Code	Scale	ITE Units	In	Out	In	Out	Total	%	Trips	%	Trips	In	Out	Total
Multi-family Housing Mid-Rise	**Daily**	10	221	404	DU	50%	50%	1,100	1,100	2,200	0%	0	0%	0	**1,100**	**1,100**	**2,200**
Multi-family Housing Mid-Rise	**AM**	10	221	404	DU	26%	74%	37	108	145	0%	0	0%	0	**37**	**108**	**145**
Multi-family Housing Mid-Rise	**PM**	10	221	404	DU	61%	39%	108	70	178	0%	0	0%	0	**108**	**70**	**178**

Notes:

1. Daily Trip Generation Fitted Curve: T = 5.45(X) - 1.75
2. AM Trip Generation Average Rate: T = 0.36(X)
3. AM Trip Generation based upon average rate as $R^2 < 0.75$
4. PM Trip Generation Average Rate: T = 0.44(X)
5. PM Trip Generation based upon average rate as $R^2 < 0.75$

Trip Distribution and Assignment

New traffic expected to be generated by the proposed residential project was distributed to the roadway network based on the existing turning movement volume counts at the study intersections and the Florida Standard Urban Model Structure (FSUTMS) for District 7 (version 9.1). The model distribution is attached. Approximately 35% of the vehicles entering and exiting the site are anticipated to utilize US 19 to the north while 65% of the vehicles entering and exiting the site are anticipated to utilize US 19 to the south. The project traffic distribution calculation is attached for reference.

The resulting percentages were applied to the trip generation estimates shown in Table 1 to estimate project trips within the vicinity of the project site. The distribution of project traffic, in terms of trip percentages, is shown in Figure 2.

The a.m. peak-hour project traffic is shown in Figure 3. The p.m. peak-hour project traffic is shown in Figure 4.

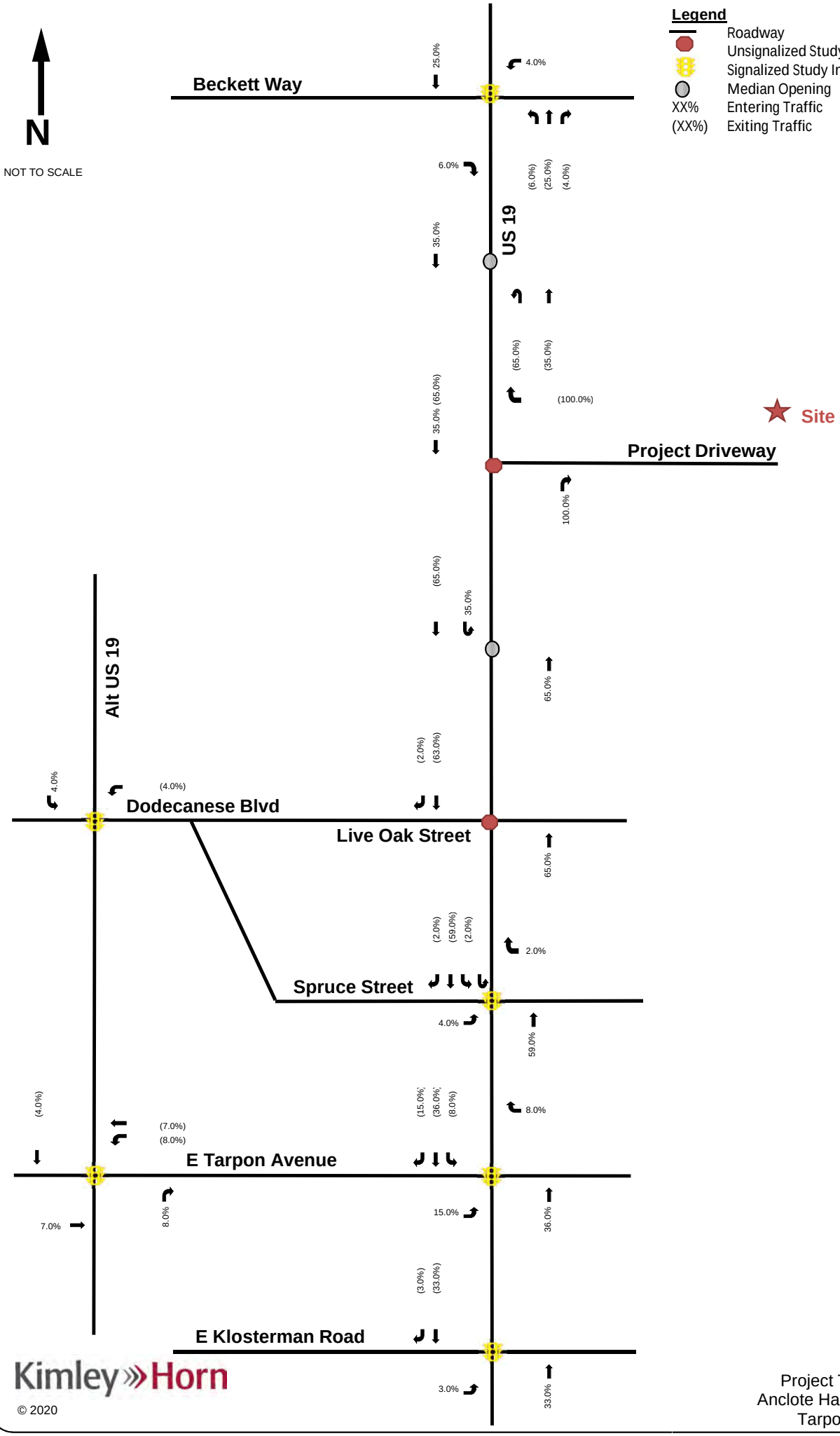


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Figure 2
Project Traffic Distribution
Anclote Harbor Development
Tarpon Springs, Florida

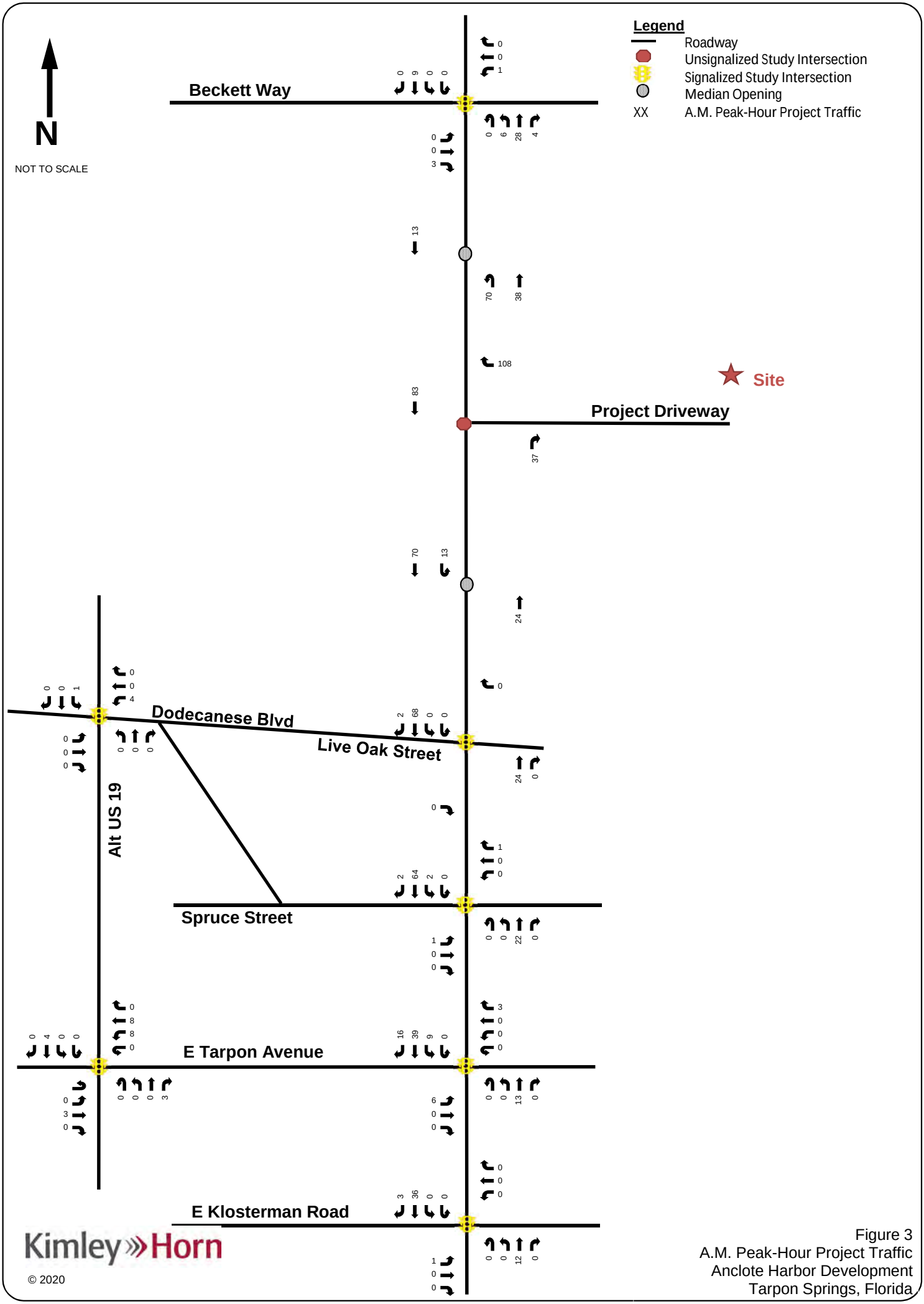


Figure 3
A.M. Peak-Hour Project Traffic
Anclote Harbor Development
Tarpon Springs, Florida

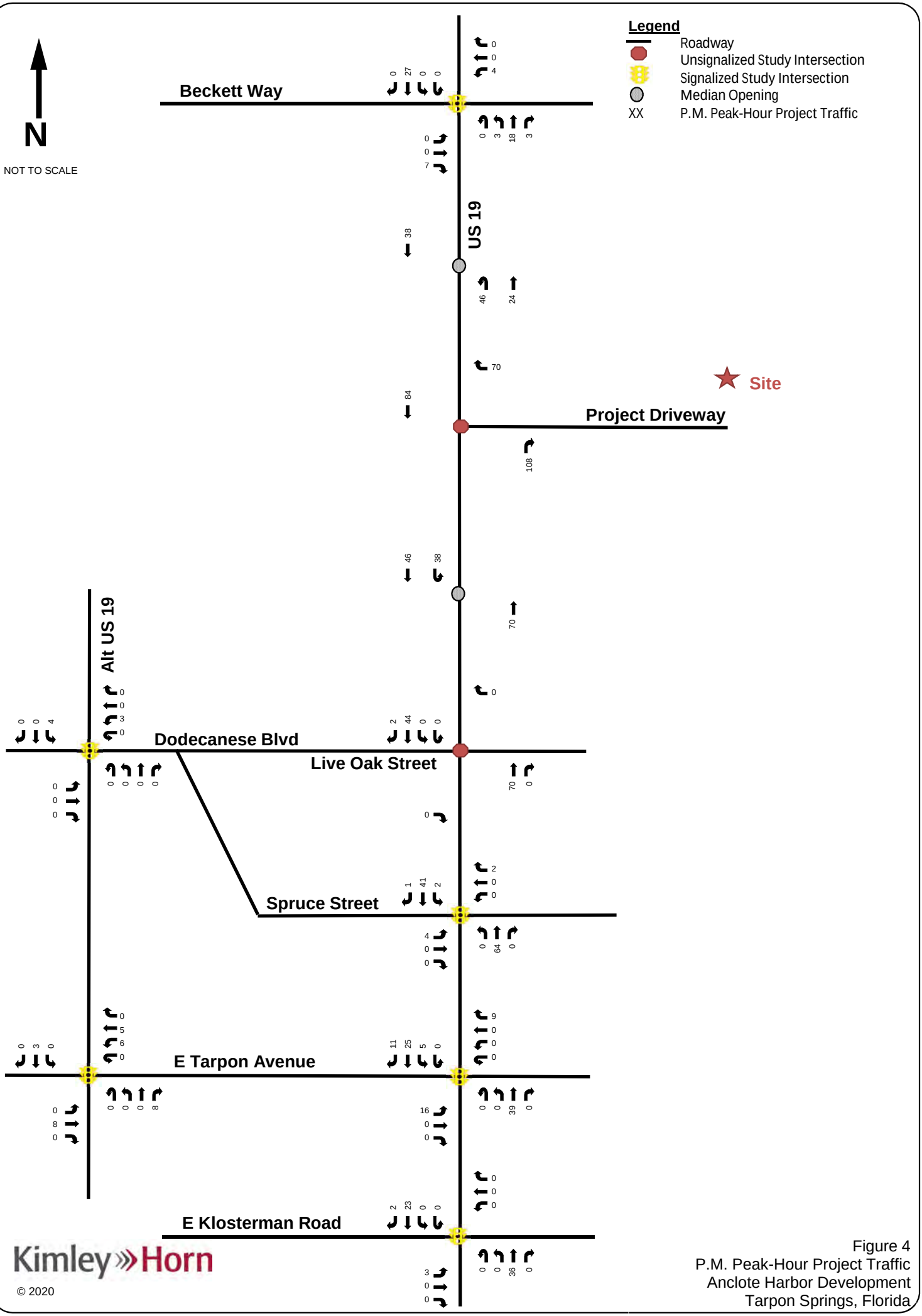


Figure 4
P.M. Peak-Hour Project Traffic
Anclote Harbor Development
Tarpon Springs, Florida

SCHEDULED IMPROVEMENTS

A review of the Five-Year Work Program for Pinellas County and FDOT District Seven revealed that there are no roadway capacity projects near the project site which are scheduled to be funded within five years.

A drainage improvement project along US 19 from North of Anclote River Bridge to South of Brittany Park Boulevard is identified in the Five-Year Work Program (Item 434807-3).

STUDY AREA DETERMINATION

The study area was based upon the *2019 Annual Level of Service Report* for Forward Pinellas and consists of the adjacent roadway segments of US 19 from Beckett Way to Klosterman Road. The study area intersections included were discussed during the methodology phase. The study area roadway segments were determined to be the roadway segments, defined in the *2019 Annual Level of Service Report*, that were significantly impacted by the project (greater than 1% of the service volume for directional peak hour traffic).

The study area roadway segments were determined to be the adjacent roadway segments of US 19 from Beckett Way to Klosterman Road, Tarpon Avenue from US 19 to Alt US 19, and Live Oak Street from US 19 to Alt US 19.

The study intersections were determined to be the following signalized intersections:

- US 19 & Klosterman Road
- US 19 & Tarpon Avenue
- US 19 & Spruce Street
- US 19 & Live Oak Street
- US 19 & Beckett Way
- Live Oak Street & Alt US 19
- Tarpon Ave & Alt US 19

According to the *Annual Level of Service Report* for Forward Pinellas, the roadway segment of US 19 from Klosterman Road to Tarpon Avenue currently operates at Level of Service F based upon a generalized roadway analysis.

TRAFFIC VOLUMES

Existing traffic conditions were evaluated within the study network. The procedures used in this analysis are discussed below.

Vehicle turning movement volume counts were conducted at the intersections of US 19 & Klosterman Road, US 19 & Tarpon Avenue, US 19 & Spruce Street, US 19 & Live Oak Street, and US 19 & Beckett Way during the a.m. peak period (7:00 a.m. to 9:00 a.m.) and p.m. peak period (4:00 p.m. to 6:00 p.m.) on June 20, 2019 to quantify existing peak-hour conditions within the study area. The raw counts are attached for reference.

As a result of the methodology meeting an updated FSUTMS model (v 9.1), the study area was updated. Therefore, additional data was collected on August 2020 for the study area intersections of Live Oak Street & Alt US 19 and Tarpon Avenue & Alt US 19. The traffic data was reviewed based upon the volumes provided in the Forward Pinellas 2019 Level of Service Report. The p.m. peak-hour traffic counts were collected again at the intersection of US 19 & Klosterman Road and determined to be within 4% of the 2019 traffic volumes at the same intersection for the p.m. peak-hour. Therefore, the August 2020 peak-hour traffic volumes were increased by 4% to provide a conservative analysis.

The a.m. peak-hour traffic counts were collected again at the intersection of US 19 & Klosterman Road and determined to be 8% less than the 2019 traffic volumes at the same intersection for the a.m. peak-hour. The traffic volumes for the a.m. peak-hour were also compared to the peak hour volumes in the Pinellas County Level of Service Report for E Live Oak Street and Tarpon Avenue. Therefore, the a.m. peak-hour volumes were increased by 8% to account for fluctuations in normal traffic patterns due to COVID at the two study area intersections of Live Oak Street & Alt US 19 and Tarpon Avenue & Alt US 19 (the only study area intersections collected in 2020).

To provide a conservative analysis, the existing conditions were analyzed for the year 2020. The data collected at the study area intersections in 2019 was adjusted by the approved background growth rate of 2% for one year.

All of the vehicle counts at the study intersections were adjusted to reflect peak-season conditions. This modification was performed using the Florida Department of Transportation (FDOT) peak-season conversion factor (PSCF), which corresponds to the data collection date for Pinellas County. The peak-season conversion factors are attached.

The peak season conversion factors (PSCF) are provided in Appendix B and the existing seasonally adjusted traffic volumes are provided in Figure 5 and Figure 6. The traffic count data sheets are included in Appendix C.

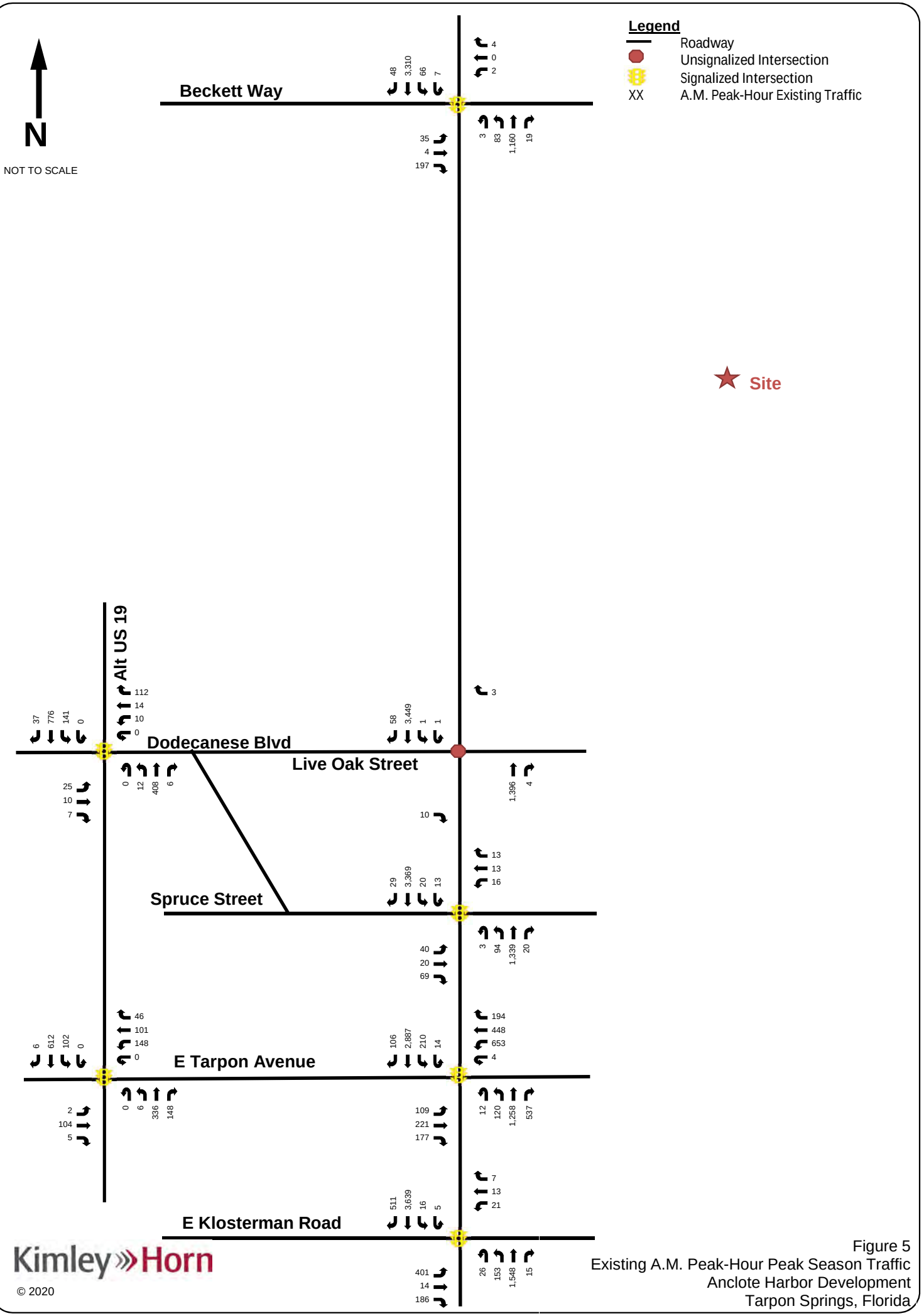
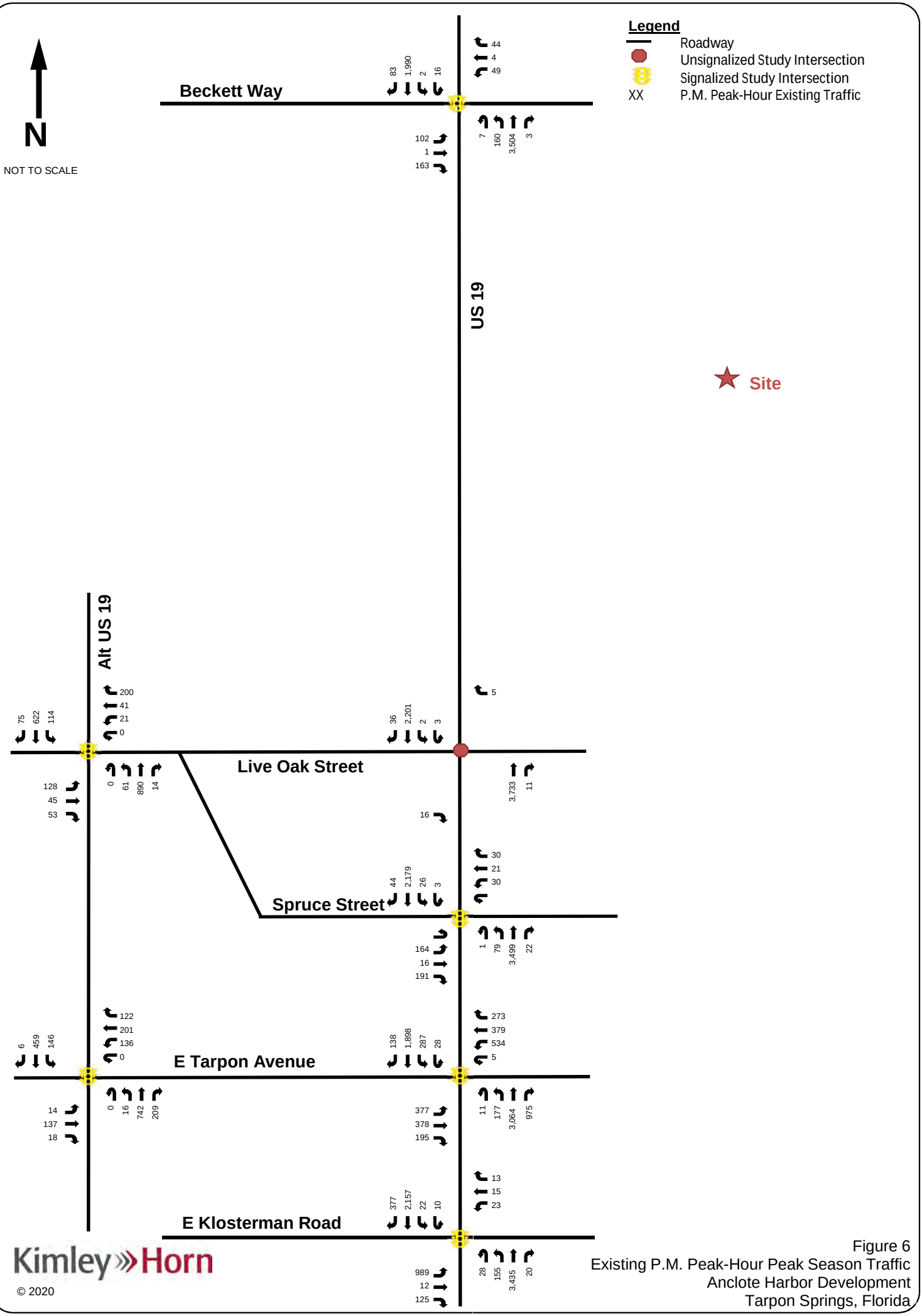


Figure 5
Existing A.M. Peak-Hour Peak Season Traffic
Anclote Harbor Development
Tarpon Springs, Florida



Kimley»Horn

Figure 6
Existing P.M. Peak-Hour Peak Season Traffic
Anclote Harbor Development
Tarpon Springs, Florida

BUILD-OUT YEAR TRAFFIC CONDITIONS

Future traffic volumes consist of two components: project traffic and future background traffic (non-project) traffic estimates. Future background traffic is defined as expected non-project traffic on the roadway network in the future year at buildout of the proposed project. For the purposes of this analysis, it was determined that 2022 would be the buildout year of the development and, thus, 2022 conditions were evaluated as the "future" year scenario.

The future background volumes were developed by growing existing traffic 2.0% annually based upon historical Annual Average Daily Traffic (AADT) volumes along US 19. The growth rate calculations are attached. As discussed during the methodology phase, a growth rate of 1.3% was calculated. However, to account for projects in Tarpon Springs, a 2% background growth rate was used to provide a conservative estimate. The future background volumes include the 2% annual growth factor for 3 years for the data collected in 2019 and for 2 years for the data collected in 2020.

Figure 7 and Figure 8 illustrate the peak-hour background traffic volumes.

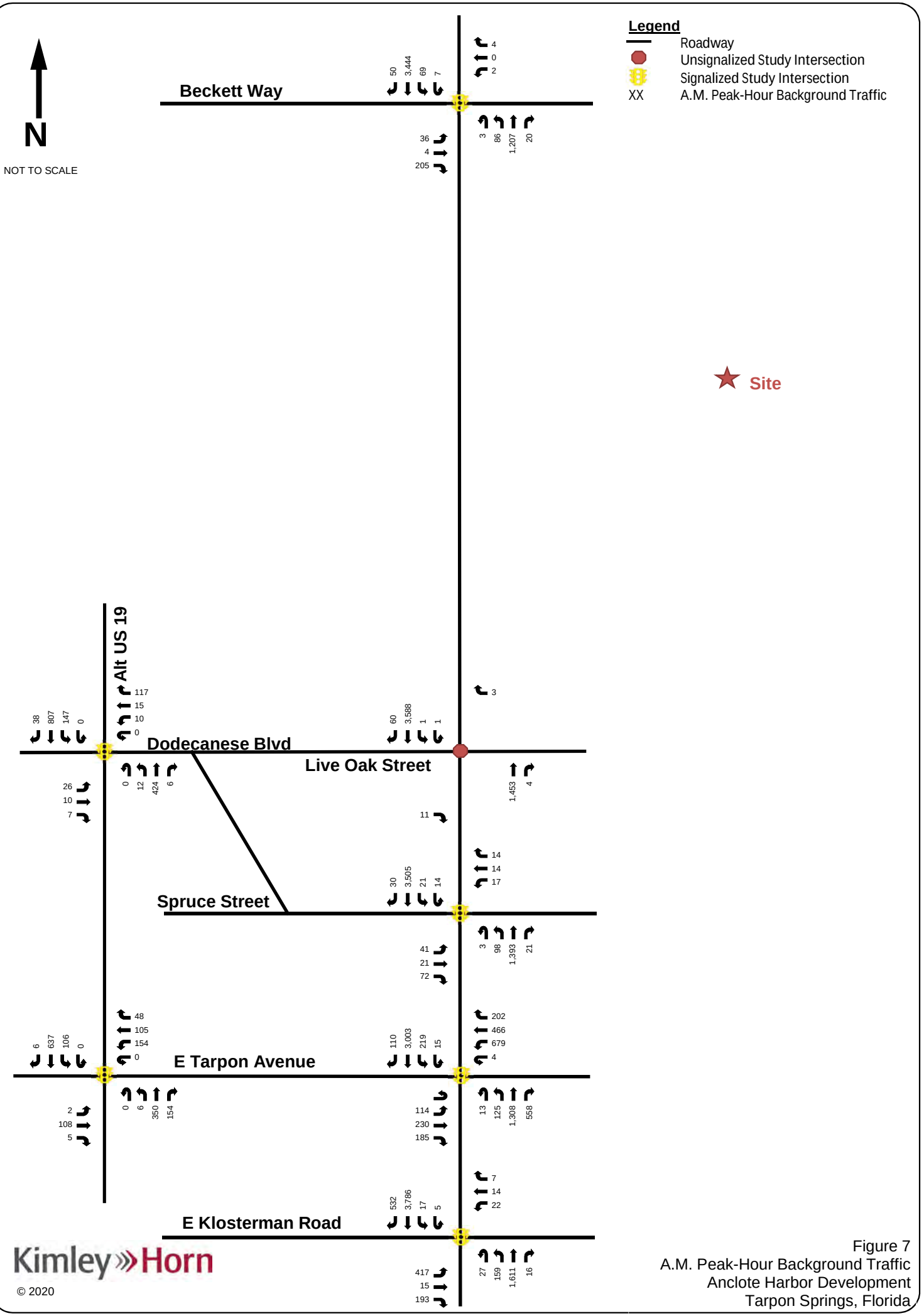


Figure 7
A.M. Peak-Hour Background Traffic
Anclote Harbor Development
Tarpon Springs, Florida

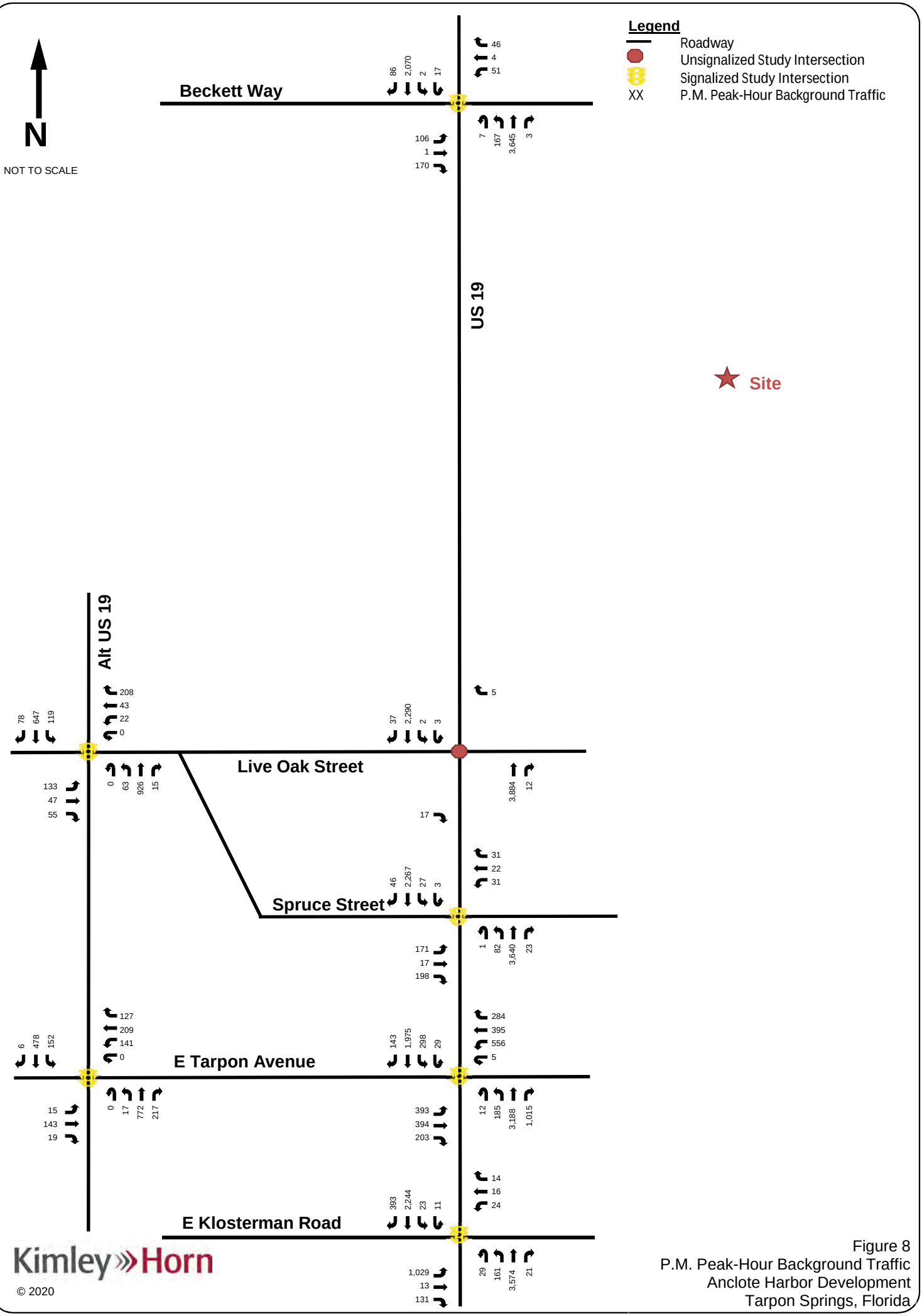


Figure 8
P.M. Peak-Hour Background Traffic
Anclote Harbor Development
Tarpon Springs, Florida

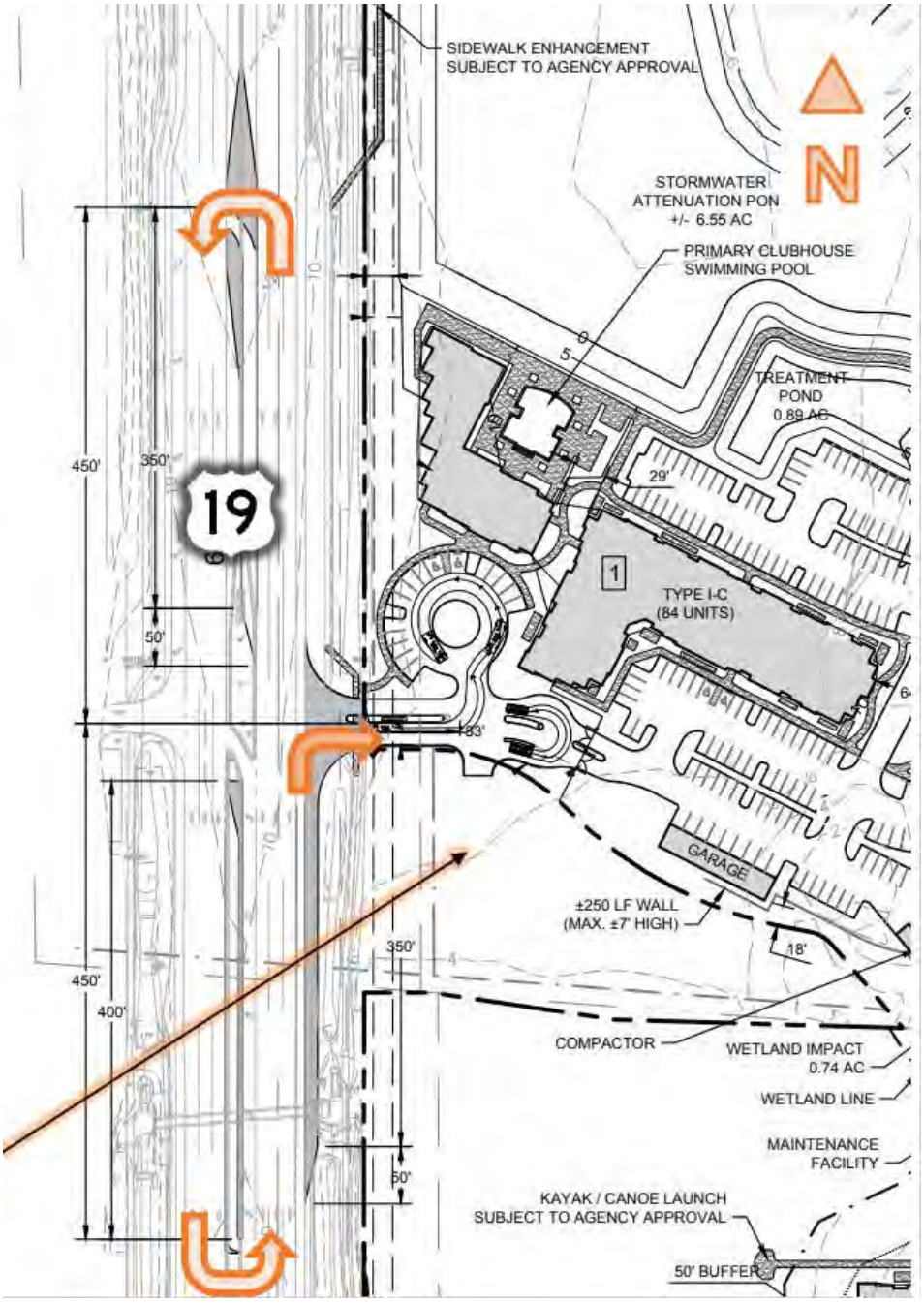
Project Trip Distribution and Assignment

The study area roadway segments were determined to be the adjacent roadway segments of US 19 from Beckett Way to Klosterman Road, Tarpon Avenue from US 19 to Alt US 19, and Live Oak Street from US 19 to Alt US 19. New traffic expected to be generated by the proposed residential project was distributed to the roadway network based on the existing turning movement volume counts at the study intersections and the Florida Standard Urban Model Structure (FSUTMS) for District 7 (version 9.1). The model distribution is attached. Approximately 35% of the vehicles entering and exiting the site are anticipated to utilize US 19 to the north while 65% of the vehicles entering and exiting the site are anticipated to utilize US 19 to the south.

Project Access

An example of the project access, off-set left-turn median opening, is included in Figure 9 and was provided by the FDOT to illustrate the offset left-turn lane median opening at the project access connection. The driveway allows for only right-in/right-out access. Vehicles entering from the southbound approach make a u-turn at the median opening and then a right-in at the driveway. Vehicles leaving the site would make a westbound right-turn and then a u-turn to travel south at the median opening. The median locations and turn lane lengths will be coordinated and reviewed by FDOT.

Figure 9: Offset Left-Turn Median Opening Example



The build-out year (2022) traffic conditions were evaluated within the study network. The intersection analyses were performed using *Synchro*. Figure 10 and Figure 11 illustrate the total traffic volumes (2022 background traffic volumes + project traffic) for the a.m. peak-hour and p.m. peak-hour, respectively.

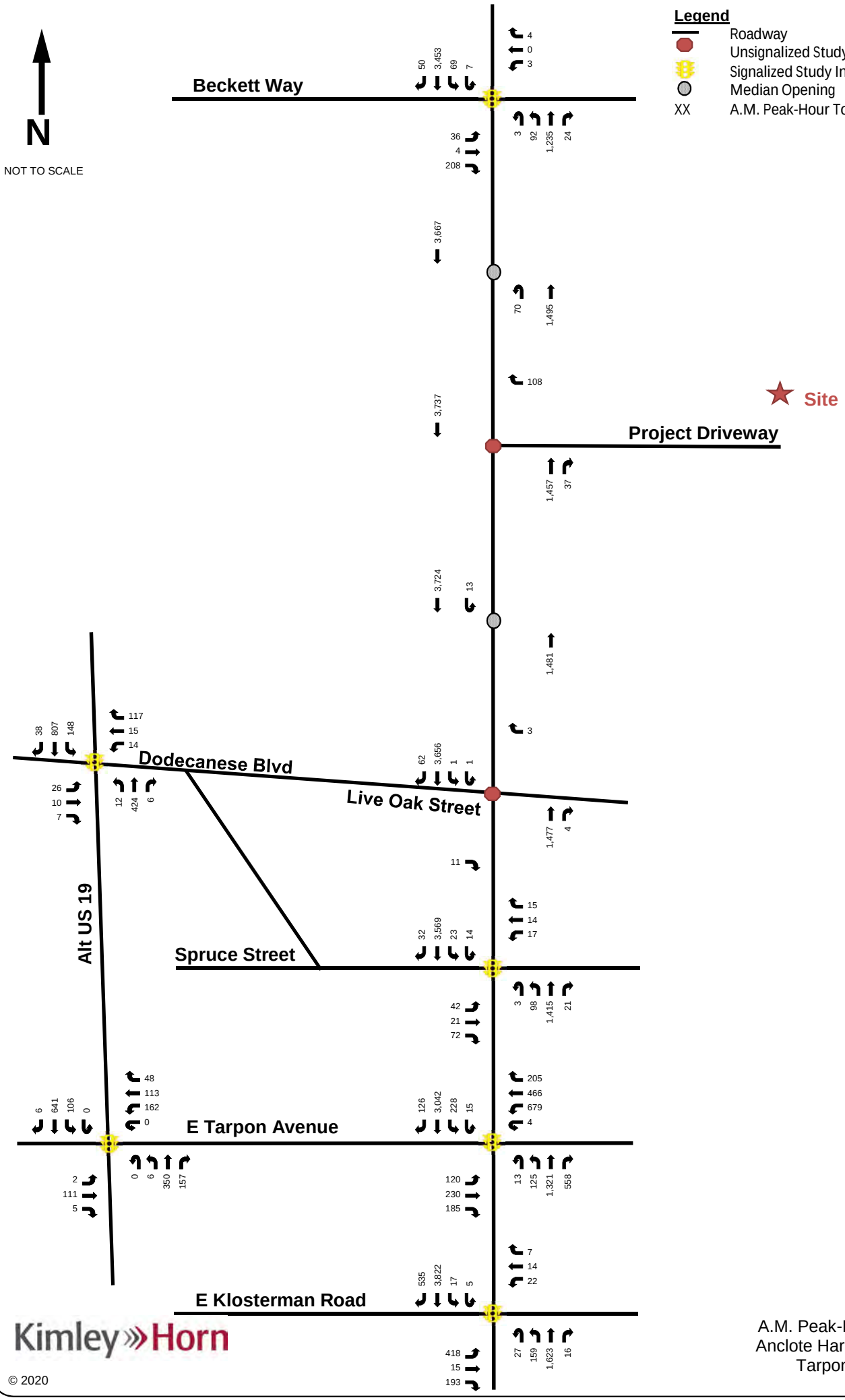
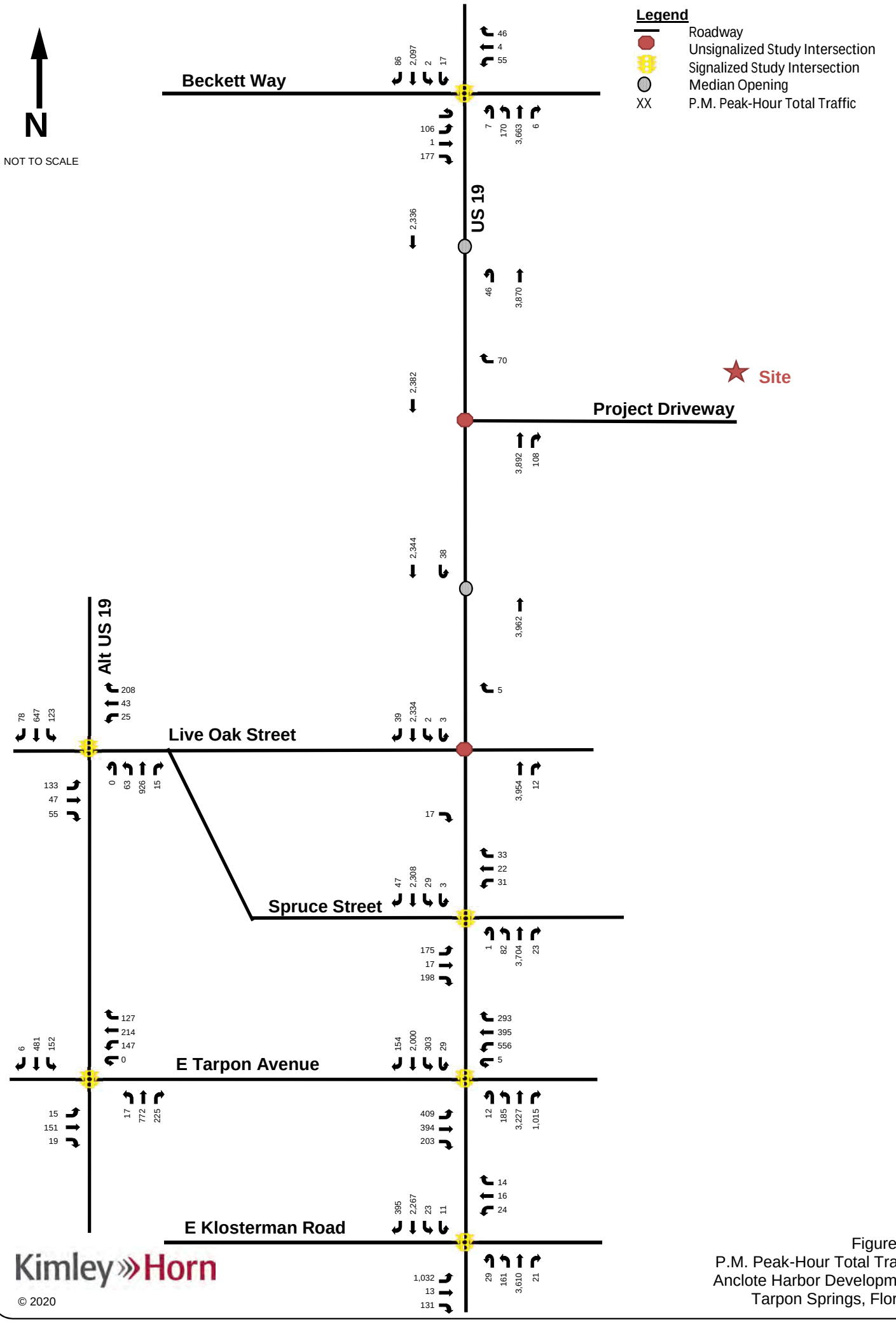


Figure 10
A.M. Peak-Hour Total Traffic
Anclote Harbor Development
Tarpon Springs, Florida



Kimley»Horn

Figure 11
P.M. Peak-Hour Total Traffic
Anclote Harbor Development
Tarpon Springs, Florida

Roadway Capacity Analysis

Roadway volumes exiting one study area intersection may not be equivalent to the entering intersection turning movement volumes at the next intersection due to driveway locations between study intersections or minor fluctuations in travel patterns between time periods. To evaluate the study roadway segment based upon typical roadway conditions, volumes for the study roadway segment were determined as the average of entering and exiting vehicles from adjacent street intersections during the a.m. and p.m. peak hours.

US 19 is a six-lane divided roadway from Tarpon Avenue to Beckett Way and an eight-lane divided roadway from Klosterman Road to Tarpon Avenue. As indicated in Table 2, an analysis was provided for existing (year 2020) and future total (year 2020 with project) traffic.

As stated in the City of Tarpon Springs Mobility Management section § 122.11.01, "In 2013, the Pinellas County Metropolitan Planning Organization approved the Pinellas County Mobility Plan Report. The intent of the Mobility Plan is to replace local transportation concurrency management programs with a system that provides local governments with the means to manage the traffic impacts of development projects without requiring developers to meet adopted level of service standards."

The updated analysis will be provided to FDOT for their review to receive approval for the FDOT Driveway Permit. Instead, as stated in the City of Tarpon Springs Mobility Management section § 122.11.03, "Transportation management plans are required for development applications seeking to utilize transportation management strategies/improvements to address their development impacts."

Table 2: Roadway Analysis (A.M. Peak-Hour)

Roadway	From	To	Direction	Road Laneage	Adopted LOS D Service Volumes[1]	PSCF	Year 2020 Existing Peak Season Directional Volume[2]	Year 2022 Background Peak-Hour Volumes	Project Traffic Assignment	Peak-Hour Project Volumes	Project % of Service Volume	Year 2022 Total P.M. Peak-Hour Traffic Volume
US 19	Klosterman Road	Tarpon Avenue	NB	8D	4,040	1.09	1,333	2,022	36%	13	0.32%	2,035
			SB	8D	4,040	1.09	3,511	4,110	36%	39	0.97%	4,149
	Tarpon Avenue	Live Oak Street	NB	6D	3,020	1.09	1,488	1,548	59%	22	0.73%	1,570
			SB	6D	3,020	1.09	3,338	3,473	59%	68	2.25%	3,541
	Live Oak Street	Project Access	NB	6D	3,020	1.09	1,944	1,387	100%	37	1.23%	1,424
			SB	6D	3,020	1.09	3,950	3,652	100%	108	3.58%	3,760
	Project Access	Beckett Way	NB	6D	3,020	1.09	1,944	1,387	100%	108	3.58%	1,495
			SB	6D	3,020	1.09	3,950	3,652	65%	83	2.78%	3,735
E Live Oak St	US 19	Alt US 19	EB	2D	572	1.13	143	140	6%	1	0.17%	141
			WB				136	134	6%	4	1.05%	138
E Tarpon Ave	US 19	Alt US 19	EB	2D	792	1.13	431	423	15%	6	0.70%	429
			WB				485	474	15%	16	2.02%	490

Notes:

1. Based on Forward Pinellas LOS Report and FDOT QLOS Tables
2. Based on turning movement counts collected

Table 3: Roadway Analysis (P.M. Peak-Hour)

Roadway	From	To	Direction	Road Laneage	Adopted LOS D Service Volumes[1]	PSCF	Year 2020 Existing Peak Season Directional Volume[2]	Year 2022 Background Peak-Hour Volumes	Project Traffic Assignment	Peak-Hour Project Volumes	Project % of Service Volume	Year 2022 Total P.M. Peak-Hour Traffic Volume
US 19	Klosterman Road	Tarpon Avenue	NB	8D	4,040	1.09	4,337	4,514	36%	39	0.97%	4,553
			SB	8D	4,040	1.09	2,602	2,709	36%	25	0.62%	2,734
	Tarpon Avenue	Live Oak Street	NB	6D	3,020	1.09	3,743	3,895	59%	64	2.12%	3,959
			SB	6D	3,020	1.09	2,284	2,376	59%	41	1.36%	2,417
	Live Oak Street	Project Access	NB	6D	3,020	1.09	3,708	3,857	100%	108	3.58%	3,965
			SB	6D	3,020	1.09	2,226	2,315	100%	70	2.32%	2,385
	Project Access	Beckett Way	NB	6D	3,020	1.09	3,708	3,857	100%	70	2.32%	3,927
			SB	6D	3,020	1.09	2,226	2,315	65%	84	2.78%	2,399
E Live Oak St	US 19	Alt US 19	EB	2D	572	1.13	272	284	6%	4	1.05%	288
			WB				203	212	6%	3	0.70%	216
E Tarpon Ave	US 19	Alt US 19	EB	2D	792	1.13	721	751	15%	16	2.02%	767
			WB				577	600	15%	11	1.39%	611

Notes:

1. Based on Forward Pinellas LOS Report and FDOT QLOS Table
2. Based on turning movement counts collected

Intersection Analysis

Synchro (v10) software was used to determine existing and future total peak-hour operational conditions for the study area intersections.

The intersection movements were evaluated based upon the volume to capacity ratio (v/c ratio). The volume to capacity ratio is a measure of traffic congestion on a roadway which is calculated by dividing the traffic volume by the capacity for a system element. A v/c ratio greater than or equal to 1.0 indicates that the approach is operating above capacity.

A v/c ratio for each movement that is less than 1.0 is considered to operate acceptably.

The following movements are anticipated to operate with v/c ratios greater than 1.0 during the a.m. peak-hour periods in background conditions as indicated in Table 4.

- US 19 & Beckett Way
  - Southbound left-turn
- US 19 & Spruce Street
  - Southbound through
- US 19 & Tarpon Avenue
  - Westbound left-turn
  - Southbound through
- US 19 & Klosterman Road
  - Northbound left-turn
  - Southbound right-turn

The following movements are anticipated to operate with v/c ratios greater than 1.0 during the p.m. peak-hour periods in background conditions as indicated in Table 5.

- US 19 & Spruce Street
  - Northbound through
- US 19 & Tarpon Avenue
  - Eastbound left-turn
  - Westbound left-turn
  - Northbound through
- US 19 & Klosterman Road
  - Southbound left-turn

As stated in the Tarpon Spring's Land Development Code:

> "In 2013, the Pinellas County Metropolitan Planning Organization approved the Pinellas County Mobility Plan Report. The intent of the Mobility Plan is to replace local transportation concurrency management programs with a system that provides local governments with the means to manage the traffic impacts of development projects without requiring developers to meet adopted level of service standards.
>
> The transportation element of the comprehensive plan identifies a number of highway system facilities operating under deficient level of service conditions. These require the application of Mobility Plan provisions in order to manage transportation impacts and to increase mobility through the use of multimodal impact fees to fund transportation improvements."

Therefore, based upon House Bill 7207, as these are existing and background deficiencies, no roadway capacity improvements are identified. The access improvements, construction of offset left-turn lanes, are proposed along US 19.

Table 4: Intersection Analysis (A.M. Peak)

Existing Conditions (2020) v/c Ratio[1] {Background Conditions (2022) v/c Ratio}[2] [Total Conditions (2022) v/c Ratio][3]														
Intersection	Peak Hour	Eastbound			Westbound			Northbound			Southbound			
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
US 19 & Beckett Way	AM	0.29	0.86		0.06			0.85	0.30	0.01	1.34	0.88	0.04	
		{0.29}	{0.87}		{0.06}			{0.85}	{0.31}	{0.01}	{1.40}	{0.92}	{0.04}	
		[0.26]	[0.87]		[0.09]			[0.86]	[0.32]	[0.02]	[1.40]	[0.93]	[0.04]	
US 19 & E Live Oak Street	AM	--	--	0.17	--	--	0.01	--	--	--	0.01	--	--	
		--	--	{0.20}	--	--	{0.01}	--	--	--	{0.01}	--	--	
		--	--	[0.21]	--	--	[0.01]	--	--	--	[0.01]	--	--	
US 19 & Spruce Street	AM	0.56		0.15	0.46		0.04	0.26	0.42	0.02	0.13	1.19	0.02	
		{0.56}		{0.17}	{0.47}		{0.04}	{0.28}	{0.44}	{0.02}	{0.15}	{1.24}	{0.02}	
		[0.56]		[0.17]	[0.47]		[0.05]	[0.28]	[0.44]	[0.02]	[0.15]	[1.26]	[0.03]	
US 19 & E Tarpon Avenue	AM	0.79	0.50	0.91	1.79	0.66	0.64	0.82	0.48	0.65	0.91	1.04	0.12	
		{0.79}	{0.50}	{0.91}	{1.86}	{0.68}	{0.66}	{0.82}	{0.51}	{0.69}	{0.95}	{1.09}	{0.13}	
		[0.80]	[0.50]	[0.91]	[1.86]	[0.68]	[0.67]	[0.82]	[0.51]	[0.69]	[0.99]	[1.10]	[0.15]	
US 19 & E Klosterman Road	AM	0.84	0.00	0.57	--	0.78	--	1.07	0.34	--	0.63	0.94	1.01	
		{0.85}	{0.00}	{0.59}	--	{0.79}	--	{1.12}	{0.36}	--	{0.65}	{0.98}	{1.06}	
		[0.85]	[0.00]	[0.59]	--	[0.79]	--	[1.12]	[0.36]	--	[0.65]	[0.99]	[1.06]	
E Live Oak Street/ Dodecanese Blvd & Alt US 19	AM	0.17	0.12		0.06	0.09	0.82	0.03	0.29		0.21	0.63		
		{0.17}	{0.12}		{0.06}	{0.09}	{0.83}	{0.03}	{0.31}		{0.22}	{0.66}		
		[0.17]	[0.11]		[0.08]	[0.09]	[0.82]	[0.03]	[0.30]		[0.22]	[0.64]		
E Tarpon Ave & Alt US 19	AM	0.65			0.51	0.39		0.01	0.46		0.20	0.48		
		{0.66}			{0.53}	{0.40}		{0.01}	{0.48}		{0.21}	{0.51}		
		[0.66]			[0.54]	[0.40]		[0.01]	[0.49]		[0.22]	[0.52]		

1. Existing Conditions: Year 2020 Traffic volumes
2. Background Conditions: Year 2022 Traffic volumes = Existing Traffic Volumes + 2% annual growth
3. Total Conditions: Background + Project Traffic Volumes: Year 2022 Traffic Volumes + Project Traffic

Table 5: Intersection Analysis (P.M. Peak)

Existing Conditions (2020) v/c Ratio[1] {Background Conditions (2022) v/c Ratio}[2] [Total Conditions (2022) v/c Ratio][3] (Total Conditions with Signal Timing Adjustment (2022) v/c Ratio)[4]													
Intersection	Peak Hour	Eastbound			Westbound			Northbound			Southbound		
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
US 19 & Beckett Way	PM	0.71	0.33		0.59			0.90	0.89	0.00	0.50	0.57	0.04
		{0.72}	{0.36}		{0.62}			{0.91}	{0.94}	{0.00}	{0.51}	{0.60}	{0.04}
		[0.69]	[0.39]		[0.67]			[0.91]	[0.94]	[0.00]	[0.51]	[0.61]	[0.04]
US 19 & E Live Oak Street	PM	--	--	0.10	--	--	0.11	--	--	--	0.40	--	--
		--	--	{0.11}	--	--	{0.12}	--	--	--	{0.47}	--	--
		--	--	[0.12]	--	--	[0.13]	--	--	--	[0.52]	--	--
US 19 & Spruce Street	PM	0.74		0.17	0.60		0.02	0.50	1.05	0.02	0.67	0.73	0.03
		{0.78}		{0.19}	{0.73}		{0.02}	{0.52}	{1.09}	{0.02}	{0.69}	{0.75}	{0.03}
		[0.78]		[0.19]	[0.76]		[0.02]	[0.52]	[1.11]	[0.02]	[0.72]	[0.77]	[0.03]
US 19 & E Tarpon Avenue	PM	1.10	0.89	0.00	1.46	0.84	0.00	0.85	1.21	0.00	0.84	0.69	0.00
		{1.15}	{0.89}	{0.00}	{1.52}	{0.85}	{0.00}	{0.86}	{1.26}	{0.00}	{0.91}	{0.72}	{0.00}
		[1.20]	[0.89]	[0.00]	[1.52]	[0.85]	[0.00]	[0.86]	[1.27]	[0.00]	[0.92]	[0.73]	[0.00]
US 19 & E Klosterman Road	PM	1.01	0.00	0.14	--	0.78	--	0.84	0.83	--	0.77	0.66	
		{1.05}	{0.00}	{0.16}	--	{0.78}	--	{0.84}	{0.87}	--	{0.77}	{0.69}	
		[1.05]	[0.00]	[0.16]	--	[0.78]	--	[0.84]	[0.88]	--	[0.77]	[0.70]	
E Live Oak Street/ Dodecanese Blvd & Alt US 19	PM	0.66	0.37		0.12	0.14	0.82	0.15	0.70		0.39	0.62	
		{0.67}	{0.37}		{0.12}	{0.14}	{0.82}	{0.17}	{0.74}		{0.46}	{0.64}	
		[0.67]	[0.37]		[0.13]	[0.14]	[0.82]	[0.17]	[0.74]		[0.47]	[0.66]	
E Tarpon Ave & Alt US 19	PM	0.76			0.51	0.78		0.03	0.92		0.77	0.37	
		{0.77}			{0.52}	{0.79}		{0.03}	{0.98}		{0.98}	{0.39}	
		[0.78]			[0.54]	[0.78]		[0.03]	[1.00]		[1.07]	[0.40]	
		(0.91)			(0.73)	(0.79)		(0.03)	(0.98)		(0.96)	(0.39)	

1. Existing Conditions: Year 2020 Traffic volumes
2. Background Conditions: Year 2022 Traffic volumes = Existing Traffic Volumes + 2% annual growth
3. Total Conditions: Background + Project Traffic Volumes: Year 2022 Traffic Volumes + Project Traffic
4. Total Conditions: Background + Project Traffic Volumes: Year 2022 Traffic Volumes + Project Traffic

The following movements are anticipated to operate with v/c ratios greater than 1.0 during the p.m. peak-hour periods in total conditions as indicated in Table 5.

- Alternative US 19 & Tarpon Avenue
  - Southbound left-turn

Future signal timing adjustments are recommended with the addition of the project. With additional green time for the southbound left-turn, the intersection of Alternative US 19 & Tarpon Avenue can operate acceptably (all v/c ratios for all movements less than 1.0).

Project Access Analysis

Per discussion with the FDOT, the project access location is required to consist of offset left-turn median openings along US 19. The approved pre-application notes from FDOT are provided in the approved methodology in the appendix. Another pre-application meeting was held with the FDOT staff on October 8, 2020. FDOT will review the plans in detail with the submittal of a driveway permit. During the pre-application meeting, FDOT agreed the offset left-turn lanes should be provided for access to/from the site. FDOT noted they reviewed other locations for offset left-turn lanes and generally found the off-set turn lanes to be safer compared to full median openings.

A queue analysis was performed for the median openings north and south of the project driveway. The results are summarized in Table 6.

The median opening for the project northbound u-turn lane (at the median north of the project driveway) is anticipated to require 605 feet. This includes the 200 feet of queue storage and 405 feet for deceleration/taper based upon FDOT Standard Index 711-001. The southbound u-turn lane (at the median south of the project driveway) is anticipated to require 520 feet. This includes the 115 feet of queue storage and 405 feet for deceleration/taper based upon FDOT Standard Index 711-001.

Table 6: Intersection Queue Analysis

Total Conditions (2022) Queue Analysis (feet)[1,2]													
Intersection	Peak Hour	Eastbound			Westbound			Northbound			Southbound		
		EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBT	NBR	SBU	SBT	SBR
US 19 & North Median	AM	--			--			191	--		--		
	PM	--			--			28	--		--		
US 19 & Project Driveway	AM	--			--		23	--			--		
	PM	--			--		75	--			--		
US 19 & South Median	AM	--			--			--			3	--	
	PM	--			--			--			112	--	

1. 95th Percentile Queue from Synchro
2. Total Conditions: Background + Project Traffic Volumes: Year 2022 Traffic Volumes + Project Traffic

An analysis based on FDOT's *Access Management Guidebook (2019)* was performed for northbound right-turn volumes at the driveway access connection along US 19 to determine if a right-turn lane may be warranted for the proposed development. A right-turn lane may be warranted for a roadway with a speed limit over 45 miles per hour if the number of right-turns per hour is between 35 to 55 vehicles. The p.m. peak-hour project traffic right-turn volume is 108 vehicles. Therefore, a northbound right-turn lane of 405 feet (based upon a design speed of 55 miles per hour and FDOT Standard Index 711-001) is warranted at this location and the turn radii for the project site shall be designed accordingly with respect to FDOT turn lane specifications.

Parking

Parking will be provided on-site. The total number of proposed parking spaces is 761 spaces which includes 45 spaces in the garage and 716 at grade spaces. The number of required spaces is 807 which includes 56 spaces for the community pool, 44 spaces for the clubhouse, and 707 parking spaces for the residential units. A waiver has been requested for a reduction for the number of required parking spaces for the pool area. Pedestrian connections will be provided from the residential parking spaces to the club house.

MULTIMODAL ANALYSIS

Sidewalks and bicycle lanes currently exist along both sides of US 19. The Fred Marquis Pinellas trail is south of the site and will be connected to the site. The sidewalk connection will be provided from the site to the existing sidewalk along US 19. A map illustrating the existing multi-modal including transit stops and routes is attached in the appendix.

A circulation exhibit will be provided with the site plan showing the proposed sidewalk connections on site. Pedestrian facilities will be provided on site as well as additional gathering spaces including a pocket park, playground and pet park.

TRANSPORTATION MANAGEMENT STRATEGIES

As required by the City of Tarpon Springs, transportation management strategies are included for this project. The project is proposing an intensity reduction as the current zoning is commercial. The project is also proposing a density reduction since the density allows for the development of 499 units but the applicant is seeking approval for 404 dwelling units.

To provide access to the site, offset left-turn lanes will be constructed along US 19. This improvement will allow vehicles traveling on US 19 to make a southbound or northbound u-turn movement and will improve existing conditions as it provides an opportunity for vehicles to make a u-turn in both directions prior to the existing northbound and southbound left-turn lanes at the intersections of US 19 & E Live Oak Street and US 19 & Beckett Way. This will reduce the northbound and southbound u-turns at the adjacent signalized intersections and existing median openings and improve their intersection operations for these movements.

Additionally, coordination with the FDOT for access management and review will be required. The project is requesting only one access connection on US 19 to reduce impacts to the overall network. It is proposed to construct a northbound right-turn lane at the project entrance to reduce impacts to the existing network and improve safety.

Anclote Harbor Apartments will encourage traffic reduction by promoting a livable community through site design features. The apartments will enable a live-work-play lifestyle and promote a pedestrian friendly design with connected walking paths.

Residents will enjoy access to recreational amenities such as resort style pool, fitness center with yoga, cardio and strength training studios, dog park, grill stations, on-site boat dock access, kayak/canoe launch areas, and walking paths with sidewalk connection to the Pinellas trail. The project will also enable working-from-home by featuring a co-working inspired business center with large collaborative spaces, private conference room, and private office spaces. The

community will feature electric car chargers and foster multimodal transportation by providing bike storage and encouraging ride sharing and resident carpooling programs.

CONCLUSION

The proposed residential development, Anclote Harbor Apartments, is proposed to be located in the City of Tarpon Springs, Florida, east of US 19. The residential development is proposed to include up to 404 multi-family dwelling units.

As required by the City of Tarpon Springs in section § 122.11.03 of their Land Development Code:

> *"Transportation management plans are to be submitted by applicants of development projects in conjunction with their site plans. Transportation management plans are required for development applications seeking to utilize transportation management strategies/improvements to address their development impacts."*

The applicant is proposing several transportation management strategies/improvements to address the development impacts, including:

- Intensity reduction: The current zoning is commercial, and the project is proposing residential units which generate fewer peak-hour trips.
- Density reduction: Although the density would allow the development of 499 units, the applicant is seeking approval for 404 dwelling units.
- Access management strategies:
    - Anclote Harbor Apartments will construct a northbound deceleration turn lane into the proposed project.
    - Anclote Harbor Apartments, as agreed upon with the FDOT, will construct an "Offset Left-Turn Median Opening" on US 19 with a corresponding right-in/right-out only project driveway access connection (in lieu of a full access median opening adjacent to the project site) in order to enhance safety for the ingress and egress of project traffic.

  - The applicant is proposing only one access connection to minimize impacts to the roadway network.
- Demand management/commuter assistance: Anclote Harbor Apartment community will feature electric car chargers and foster multimodal transportation by providing bike storage and encouraging ride sharing and resident carpooling programs.
- Bicycle/pedestrian improvements: Anclote Harbor Apartments will promote traffic reduction by enabling a live-work-play lifestyle, including walking paths with sidewalk connection to the Pinellas Trail.
- Livable community site design features: Anclote Harbor Apartments will promote traffic reduction by enabling a live-work-play lifestyle. Residents will enjoy access to recreational amenities such as resort style pool, fitness center with yoga, cardio and strength training studios, dog park, grill stations, on-site boat dock access, kayak/canoe launch areas, and walking paths with sidewalk connection to the Pinellas trail. The project will also enable working-from-home by featuring a co-working inspired business center with large collaborative spaces, private conference room, and private office spaces.

Per discussion with the FDOT, the project access location is required to consist of offset left-turn median openings along US 19. FDOT noted they reviewed other locations for offset left-turn lanes and generally found the off-set turn lanes to be safer compared to full median openings. This improvement will allow vehicles traveling on US 19 to make a southbound or northbound u-turn movement and will improve existing conditions as it provides an opportunity for vehicles to make a u-turn in both directions prior to the existing northbound and southbound left-turn lanes at the intersections of US 19 & E Live Oak Street and US 19 & Beckett Way. This will reduce the northbound and southbound u-turns at the adjacent signalized intersections and existing median openings and improve the intersection operations for these movements.

ANCLOTE HARBOR
HURRICANE SHELTER IMPACT STUDY

I. INTRODUCTION

The Morgan Group, the Applicant, has submitted a Rezoning Application from GB, General Business, to RPD, Residential Planned Development, and an application for Preliminary Development Plan for Anclote Harbor. Anclote Harbor is a new multifamily development located on the east side of U.S. Highway 19 and approximately one mile north of Tarpon Avenue. The Anclote Harbor site is currently undeveloped and is proposed for a total of 404 multifamily residential units.

The City's *Land Development Code* requires that a Hurricane Shelter Impact Study be prepared if a rezoning request proposes to develop 50 or more units in a Category 3 Storm evacuation area. Anclote Harbor has submitted a rezoning application, is proposing more than 50 residential units and is in the Category 3 Storm Evacuation Area. Therefore, this Hurricane Shelter Impact Study has been prepared to meet the City's requirements.

II. SHELTER SPACE DEMAND FOR PROJECT

Section 122.12 of the City's *Land Development Code* prescribes the following methodology for calculating the shelter space demand for a project:

- The shelter space demand for a project is determined to be 25% of the total population of the development.
- The total population of a project is calculated as the total number of residential units times the Persons Per Household (PPH) in Pinellas County.
- The Persons Per Household shall be based on the most recent U.S. Census, Florida Statistical Abstract or other acceptable documented source.

Based on the City's methodology, the shelter space demand for Anclote Harbor is calculated as follows:

- Total Number of Residential Units X 2.14 PPH X 0.25 = Residents seeking use of Public Shelter

- 404 du X 2.14 = 865 persons X 0.25 = 216 persons

In summary, of the total population of 865 persons residing in Anclote Harbor, the City's methodology estimates that 216 persons will seek a public shelter. The balance of the Anclote Harbor residents will seek shelter with family, friends or hotel accommodations. The source for the Persons Per Household ratio of 2.14 in Pinellas County is the "Households and Average

Household Size in Florida: April 1, 2019," Bureau of Economic and Business Research, University of Florida, December 2019 (Excerpt attached as **Exhibit 1**). It should be noted that the 2020 Census data is not yet available so the 2019 estimates of Persons Per Household prepared by the Bureau of Economic and Business Research is the most current data available. It should also be noted that the Bureau has been known for decades as a credible and professionally researched entity that produces a wide variety of population data for Florida.

III. AVAILABLE SHELTER SPACE IN NORTH PINELLAS COUNTY

Hurricane shelters are located throughout Pinellas County and are operated and managed by the County's Emergency Management Department. The County's website for Evacuation Zones & Shelters includes a map and list of 36 shelters at various locations throughout the County. For the purposes of this Study, it is assumed that residents who decide to use a public shelter will seek a shelter in proximity to their homes in the City of Tarpon Springs. Based on this assumption, there are five public shelters in proximity to the City of Tarpon Springs. A sixth shelter located at Tarpon Springs Middle School was recently removed by the County as a shelter for the 2020 hurricane season due to the potential for flooding in the area of the School. Therefore, this School was not included in this analysis as an available shelter for Anclote Harbor residents.

Tarapani Planning Strategies requested the capacity and most recent usage for the five public shelters near the City of Tarpon Springs. The Emergency Management Department provided the capacity for each shelter but only had recent usage data for two of the five shelters (**Exhibit 2**, Letter from Pinellas County Emergency Management to Cyndi Tarapani, November 5, 2019). The five shelters that may be used by Anclote Harbor residents, their capacity and usage if available, is shown in **Table 1** below.

Table 1
Summary of Available Public Shelters

Shelter Name	**Capacity (Persons)**	**Usage (Hurricane Irma) (Persons)**
Brooker Creek Elementary School	869	N.A.
East Lake High School	2,855	N.A.
Carwise Middle School	2,373	1,734
Palm Harbor University High School	3,600	1,800
Palm Harbor Middle School	1,743	N.A.
TOTAL	**11,440 Persons**	

The average usage for the two shelters for which usage data is available results in an average usage proportion of 59%. This usage data means that there is an estimated 41% capacity remaining at the five shelters for persons who wish to use the public shelters. When the 41% availability ratio is applied to the total capacity of these five shelters, there is an estimated space available for 4,686 persons that can be sheltered at the five shelters in the vicinity of the City.

Based on the calculations in **Section II** above, it is estimated that 216 residents of Anclote Harbor would seek public shelter as opposed to other shelter methods (i.e., family, friends, or hotel accommodations). Based on Pinellas County data, there is available capacity in the five shelters in proximity to the City of Tarpon Springs of an estimated total amount of 4,686 persons. The estimated 216 Anclote Harbor residents who would seek public shelter is a very small proportion of the estimated available capacity of 4,686 persons at the five shelters in proximity to the City. Therefore, the Anclote Harbor residents can be accommodated by the existing available capacity at the public shelters. Since there is available shelter capacity in the event of a hurricane for the Anclote Harbor residents, no further analysis or mitigation is required.

IV. SUMMARY

1. The estimated population of Anclote Harbor's 404 residential units is 865 persons, based on the most recent Persons Per Household data for Pinellas County as prepared by the Bureau of Economic Business Research, University of Florida.

2. Of the total 865 persons residing in Anclote Harbor, the City's *LDC* estimates that 25% of the total residents or 216 residents would seek to stay in a public shelter with the balance of the residents seeking shelter with family, friends or hotel accommodations.

3. Pinellas County Emergency Management Department operates and manages 36 shelters at various locations throughout the County.

4. There are five public shelters located in proximity to the City of Tarpon Springs that are available to the City's residents needing public shelter.

5. According to Pinellas County Emergency Management Department, these five shelters have a total capacity of 11,440 persons with space available for an estimated 4,686 persons, based on the County's usage data.

6. Therefore, there is more than adequate capacity of an estimated 4,686 persons available at five shelters in the vicinity of the City's residents to house the estimated 216 Anclote Harbor residents that may seek public shelter.

7. Since there is available shelter capacity in the event of a hurricane for the Anclote Harbor residents, no further analysis or mitigation is required.

8. Based on the results of this Hurricane Shelter Study, the proposed Anclote Harbor development is in compliance with the City's *Land Development Code* Section 122.12.

ANCLOTE HARBOR
HURRICANE SHELTER IMPACT STUDY

EXHIBITS

Exhibit 1 Excerpt of "Households and Average Household Size in Florida, April 1, 2019," Bureau of Economic and Business Research, University of Florida, December, 2019.

Exhibit 2 Letter from Pinellas County Emergency Management to Cyndi Tarapani, November 5, 2019.

Prepared by: Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC

ANCLOTE HARBOR
HURRICANE SHELTER IMPACT STUDY

EXHIBIT 1

Excerpt of "Households and Average Household Size in Florida, April 1, 2019,"
Bureau of Economic and Business Research, University of Florida,
December, 2019.

College of Liberal Arts and Sciences
Bureau of Economic and Business Research
Florida Population Studies
BEBR
Volume 53, Bulletin 185, December 2019

Households and Average Household Size in Florida: April 1, 2019

Stefan Rayer, Population Program Director
Ying Wang, Research Demographer
Richard Doty, GIS Coordinator/Research Demographer
Suzanne Roulston-Doty, GIS Project Manager/Research Demographer
Stanley K. Smith, Professor Emeritus

The Bureau of Economic and Business Research (BEBR) at the University of Florida produces population estimates for Florida and each of its cities and counties using the housing unit method. In this method, changes in population are based on changes in occupied housing units (or households), average household size, and the group quarters population. This is the most commonly used method for making local population estimates in the United States, because it can utilize a wide variety of data sources, can be applied at any level of geography, and can produce estimates that are at least as accurate as those produced by any other method.

In most places, the two primary components of the housing unit method are the number of households and average household size. In this report, we provide estimates of these two components for Florida and each of its counties for April 1, 2019. For purposes of comparison, we also provide estimates of households and average household size for 2000 and 2010, based on decennial census data.

Households are defined as housing units occupied by permanent residents. They should not be confused with total housing units, which include vacant and seasonally occupied units as well as units occupied by permanent residents. According to Census Bureau guidelines, a person's permanent residence is the place that person lives and sleeps most of the time. Because we follow these guidelines, temporary residents such as tourists and snowbirds are not included in the estimates shown here.

Households

We estimate that here were 8,427,696 households in Florida on April 1, 2019, an increase of 1,006,894 (13.6%) since April 1, 2010. Miami-Dade County had the largest increase in households between 2010 and 2019, growing by 118,801. Other large increases occurred in Orange (88,203), Hillsborough (83,513), Broward (65,769), Palm Beach (54,064), Lee (49,980), and Duval (47,425) counties. In percentage terms, the largest increases occurred in Sumter (49.1 percent), Osceola (36.3 percent), St. Johns (35.0 percent), Walton (28.9 percent), Orange (20.9 percent), Manatee (20.7 percent), and Lake (20.4 percent) counties. In the following three counties we estimated a small net loss of households between 2010 and 2019: Calhoun (–1.0 percent), Jackson (–0.8 percent), and Putnam (–0.3 percent).

(Continued on Page 6)

Table 1. Number of Households and Average Household Size in Florida and Its Counties 2019, 2010, and 2000

State and County	Estimates, April 1, 2019		Census, April 1, 2010		Census, April 1, 2000	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
FLORIDA	8,427,696	2.46	7,420,802	2.48	6,338,075	2.46
Alachua	109,920	2.30	100,516	2.32	87,509	2.34
Baker	9,305	2.73	8,772	2.82	7,043	2.86
Bay	68,575	2.38	68,438	2.41	59,597	2.43
Bradford	9,784	2.50	9,479	2.53	8,497	2.58
Brevard	255,527	2.30	229,692	2.33	198,195	2.35
Broward	751,816	2.53	686,047	2.52	654,445	2.45
Calhoun	5,010	2.48	5,061	2.52	4,468	2.53
Charlotte	84,833	2.11	73,370	2.14	63,864	2.18
Citrus	66,997	2.17	63,304	2.20	52,634	2.20
Clay	79,059	2.70	68,792	2.76	50,243	2.77
Collier	157,483	2.36	133,179	2.38	102,973	2.39
Columbia	26,519	2.46	24,941	2.52	20,925	2.56
DeSoto	11,956	2.70	11,445	2.71	10,746	2.70
Dixie	6,455	2.29	6,316	2.37	5,205	2.44
Duval	389,875	2.43	342,450	2.47	303,747	2.51
Escambia	127,165	2.38	116,238	2.41	111,049	2.45
Flagler	45,713	2.40	39,186	2.42	21,294	2.32
Franklin	4,660	2.26	4,254	2.29	4,096	2.28
Gadsden	17,184	2.50	16,952	2.61	15,867	2.69
Gilchrist	6,616	2.53	6,121	2.58	5,021	2.61
Glades	4,723	2.47	4,533	2.52	3,852	2.51
Gulf	5,615	2.26	5,335	2.33	4,931	2.42
Hamilton	4,820	2.47	4,617	2.54	4,161	2.60
Hardee	8,316	3.10	8,245	3.12	8,166	3.06
Hendry	12,728	3.10	12,025	3.09	10,850	3.09
Hernando	78,718	2.37	71,745	2.38	55,425	2.32
Highlands	45,062	2.26	42,604	2.28	37,471	2.30
Hillsborough	557,543	2.55	474,030	2.55	391,357	2.51
Holmes	7,480	2.44	7,354	2.47	6,921	2.43
Indian River	68,483	2.24	60,176	2.26	49,137	2.25
Jackson	17,273	2.36	17,417	2.40	16,620	2.44
Jefferson	5,900	2.29	5,646	2.38	4,695	2.53
Lafayette	2,785	2.59	2,580	2.63	2,142	2.66

Table 1. Number of Households and Average Household Size in Florida and Its Counties 2019, 2010, and 2000 (Continued)

State and County	Estimates, April 1, 2019 Households	Estimates, April 1, 2019 Average Household Size	Census, April 1, 2010 Households	Census, April 1, 2010 Average Household Size	Census, April 1, 2000 Households	Census, April 1, 2000 Average Household Size
Lake	146,017	2.42	121,289	2.42	88,412	2.34
Lee	309,798	2.34	259,818	2.35	188,599	2.31
Leon	120,900	2.32	110,945	2.35	96,521	2.34
Levy	16,964	2.41	16,404	2.45	13,867	2.44
Liberty	2,639	2.54	2,525	2.57	2,222	2.51
Madison	7,289	2.41	6,985	2.48	6,629	2.57
Manatee	163,892	2.33	135,729	2.34	112,460	2.29
Marion	151,577	2.31	137,726	2.35	106,755	2.36
Martin	70,261	2.19	63,899	2.23	55,288	2.23
Miami-Dade	986,153	2.81	867,352	2.83	776,906	2.84
Monroe	34,557	2.15	32,629	2.18	35,086	2.23
Nassau	34,399	2.45	28,794	2.53	21,980	2.59
Okaloosa	81,779	2.40	72,379	2.43	66,269	2.49
Okeechobee	14,715	2.63	14,013	2.68	12,593	2.69
Orange	510,050	2.64	421,847	2.64	336,286	2.61
Osceola	123,464	2.97	90,603	2.93	60,977	2.79
Palm Beach	598,291	2.39	544,227	2.39	474,179	2.34
Pasco	215,278	2.42	189,612	2.42	147,567	2.30
Pinellas	447,984	2.14	415,876	2.16	414,974	2.17
Polk	261,811	2.59	227,485	2.59	187,233	2.52
Putnam	29,329	2.45	29,409	2.48	27,839	2.48
St. Johns	101,675	2.47	75,338	2.49	49,614	2.44
St. Lucie	121,546	2.52	108,523	2.53	76,933	2.47
Santa Rosa	67,909	2.54	56,910	2.59	43,793	2.63
Sarasota	199,207	2.11	175,746	2.13	149,940	2.13
Seminole	186,744	2.51	164,706	2.55	139,573	2.59
Sumter	61,672	1.95	41,361	2.04	20,779	2.27
Suwannee	17,346	2.47	15,953	2.52	13,460	2.54
Taylor	8,370	2.39	7,920	2.44	7,176	2.51
Union	4,159	2.56	4,048	2.66	3,367	2.76
Volusia	228,596	2.30	208,236	2.31	184,723	2.32
Wakulla	11,532	2.58	10,490	2.61	8,450	2.57
Walton	28,741	2.36	22,301	2.38	16,548	2.35
Washington	9,154	2.49	8,864	2.50	7,931	2.46

Table 2. Change in Households and Average Household Size in Florida and Its Counties, 2010–2019 and 2000–2010

State and County	Numerical Change				Percentage Change			
	Households		Average Household Size		Households		Average Household Size	
	2010–19	2000–10	2010–19	2000–10	2010–19	2000–10	2010–19	2000–10
FLORIDA	1,006,894	1,082,727	-0.02	0.02	13.6	17.1	-0.8	0.8
Alachua	9,404	13,007	-0.02	-0.02	9.4	14.9	-0.9	-0.9
Baker	533	1,729	-0.09	-0.04	6.1	24.5	-3.2	-1.4
Bay	137	8,841	-0.03	-0.02	0.2	14.8	-1.2	-0.8
Bradford	305	982	-0.03	-0.05	3.2	11.6	-1.2	-1.9
Brevard	25,835	31,497	-0.03	-0.02	11.2	15.9	-1.3	-0.9
Broward	65,769	31,602	0.01	0.07	9.6	4.8	0.4	2.9
Calhoun	-51	593	-0.04	-0.01	-1.0	13.3	-1.6	-0.4
Charlotte	11,463	9,506	-0.03	-0.04	15.6	14.9	-1.4	-1.8
Citrus	3,693	10,670	-0.03	0.00	5.8	20.3	-1.4	0.0
Clay	10,267	18,549	-0.06	-0.01	14.9	36.9	-2.2	-0.4
Collier	24,304	30,206	-0.02	-0.01	18.2	29.3	-0.8	-0.4
Columbia	1,578	4,016	-0.06	-0.04	6.3	19.2	-2.4	-1.6
DeSoto	511	699	-0.01	0.01	4.5	6.5	-0.4	0.4
Dixie	139	1,111	-0.08	-0.07	2.2	21.3	-3.4	-2.9
Duval	47,425	38,703	-0.04	-0.04	13.8	12.7	-1.6	-1.6
Escambia	10,927	5,189	-0.03	-0.04	9.4	4.7	-1.2	-1.6
Flagler	6,527	17,892	-0.02	0.10	16.7	84.0	-0.8	4.3
Franklin	406	158	-0.03	0.01	9.5	3.9	-1.3	0.4
Gadsden	232	1,085	-0.11	-0.08	1.4	6.8	-4.2	-3.0
Gilchrist	495	1,100	-0.05	-0.03	8.1	21.9	-1.9	-1.1
Glades	190	681	-0.05	0.01	4.2	17.7	-2.0	0.4
Gulf	280	404	-0.07	-0.09	5.2	8.2	-3.0	-3.7
Hamilton	203	456	-0.07	-0.06	4.4	11.0	-2.8	-2.3
Hardee	71	79	-0.02	0.06	0.9	1.0	-0.6	2.0
Hendry	703	1,175	0.01	0.00	5.8	10.8	0.3	0.0
Hernando	6,973	16,320	-0.01	0.06	9.7	29.4	-0.4	2.6
Highlands	2,458	5,133	-0.02	-0.02	5.8	13.7	-0.9	-0.9
Hillsborough	83,513	82,673	0.00	0.04	17.6	21.1	0.0	1.6
Holmes	126	433	-0.03	0.04	1.7	6.3	-1.2	1.6
Indian River	8,307	11,039	-0.02	0.01	13.8	22.5	-0.9	0.4
Jackson	-144	797	-0.04	-0.04	-0.8	4.8	-1.7	-1.6
Jefferson	254	951	-0.09	-0.15	4.5	20.3	-3.8	-5.9
Lafayette	205	438	-0.04	-0.03	7.9	20.4	-1.5	-1.1

Table 2. Change in Households and Average Household Size in Florida and Its Counties, 2010–2019 and 2000–2010 (Continued)

State and County	Numerical Change				Percentage Change			
	Households		Average Household Size		Households		Average Household Size	
	2010–19	2000–10	2010–19	2000–10	2010–19	2000–10	2010–19	2000–10
Lake	24,728	32,877	0.00	0.08	20.4	37.2	0.0	3.4
Lee	49,980	71,219	-0.01	0.04	19.2	37.8	-0.4	1.7
Leon	9,955	14,424	-0.03	0.01	9.0	14.9	-1.3	0.4
Levy	560	2,537	-0.04	0.01	3.4	18.3	-1.6	0.4
Liberty	114	303	-0.03	0.06	4.5	13.6	-1.2	2.4
Madison	304	356	-0.07	-0.09	4.4	5.4	-2.8	-3.5
Manatee	28,163	23,269	-0.01	0.05	20.7	20.7	-0.4	2.2
Marion	13,851	30,971	-0.04	-0.01	10.1	29.0	-1.7	-0.4
Martin	6,362	8,611	-0.04	0.00	10.0	15.6	-1.8	0.0
Miami-Dade	118,801	90,446	-0.02	-0.01	13.7	11.6	-0.7	-0.4
Monroe	1,928	-2,457	-0.03	-0.05	5.9	-7.0	-1.4	-2.2
Nassau	5,605	6,814	-0.08	-0.06	19.5	31.0	-3.2	-2.3
Okaloosa	9,400	6,110	-0.03	-0.06	13.0	9.2	-1.2	-2.4
Okeechobee	702	1,420	-0.05	-0.01	5.0	11.3	-1.9	-0.4
Orange	88,203	85,561	0.00	0.03	20.9	25.4	0.0	1.1
Osceola	32,861	29,626	0.04	0.14	36.3	48.6	1.4	5.0
Palm Beach	54,064	70,048	0.00	0.05	9.9	14.8	0.0	2.1
Pasco	25,666	42,045	0.00	0.12	13.5	28.5	0.0	5.2
Pinellas	32,108	902	-0.02	-0.01	7.7	0.2	-0.9	-0.5
Polk	34,326	40,252	0.00	0.07	15.1	21.5	0.0	2.8
Putnam	-80	1,570	-0.03	0.00	-0.3	5.6	-1.2	0.0
St. Johns	26,337	25,724	-0.02	0.05	35.0	51.8	-0.8	2.0
St. Lucie	13,023	31,590	-0.01	0.06	12.0	41.1	-0.4	2.4
Santa Rosa	10,999	13,117	-0.05	-0.04	19.3	30.0	-1.9	-1.5
Sarasota	23,461	25,806	-0.02	0.00	13.3	17.2	-0.9	0.0
Seminole	22,038	25,133	-0.04	-0.04	13.4	18.0	-1.6	-1.5
Sumter	20,311	20,582	-0.09	-0.23	49.1	99.1	-4.4	-10.1
Suwannee	1,393	2,493	-0.05	-0.02	8.7	18.5	-2.0	-0.8
Taylor	450	744	-0.05	-0.07	5.7	10.4	-2.0	-2.8
Union	111	681	-0.10	-0.10	2.7	20.2	-3.8	-3.6
Volusia	20,360	23,513	-0.01	-0.01	9.8	12.7	-0.4	-0.4
Wakulla	1,042	2,040	-0.03	0.04	9.9	24.1	-1.1	1.6
Walton	6,440	5,753	-0.02	0.03	28.9	34.8	-0.8	1.3
Washington	290	933	-0.01	0.04	3.3	11.8	-0.4	1.6

Average Household Size

We estimate that average household size has changed only moderately since 2010 in most counties, and that it has decreased very slightly for the state as a whole (2.46). Average household size varies considerably among counties in Florida. In 2019, it was largest in Hardee (3.10), Hendry (3.10), Osceola (2.97), Miami-Dade (2.81), Baker (2.73), Clay (2.70), and DeSoto (2.70) counties; it was smallest in Sumter (1.95), Sarasota (2.11), Charlotte (2.11), Pinellas (2.14), Monroe (2.15) and Citrus (2.17) counties.

In general, average household size tends to be higher for black than white households, for Hispanic than non-Hispanic households, and for households headed by young or middle-aged persons than for households headed by older persons. Although there is not a perfect correlation, the counties in Florida with the largest average household sizes tend to have low proportions of older residents and high proportions of black or Hispanic residents, whereas counties with the smallest average household sizes tend to have high proportions of older residents and low proportions of black and Hispanic residents.

Methodology

These estimates of the number of households and average household size were produced with the so-called headship rate model, in which headship rates are applied to population estimates. Headship rates represent the share of the population that head a household; they are constructed by dividing the number of household heads by the number of people. A more detailed description of the methodology used for these estimates can be found in "Revised Estimates of Households and Average Household Size for Florida and Its Counties, 2000–2016, with Estimates for 2017," *Florida Population Studies*, Bulletin 179, December 2017.

Acknowledgement

Funding for these estimates was provided by the Florida Legislature.

ANCLOTE HARBOR
HURRICANE SHELTER IMPACT STUDY

EXHIBIT 2

Letter from Pinellas County Emergency Management to Cyndi Tarapani, November 5, 2019.

Pinellas County EMERGENCY MANAGEMENT

November 5, 2019

Tarapani Planning Strategies, LLC
Cyndi Tarapani
128 E. Tarpon Avenue
Tarpon Springs, FL. 34689

RE: Public Records Request Direct Notice to Emergency Management dated 11/5/19; Hurricane Shelter Capacity and Utilization

Dear Ms. Tarapani,

We are in receipt of your request dated November 5, 2019. As requested, capacity and utilization of the six (6) shelters provided is listed below:

Shelter	Capacity (15 sq. ft. per person)	Usage (Hurricane Irma)
Tarpon Springs Middle School, 501 N. Florida Avenue, Tarpon Springs	1464	683
Brooker Creek Elementary School, 3139 Forelock Road, Tarpon Springs	869	N/A
East Lake High School, 1300 Silver Eagle Drive, Tarpon Springs	2855	N/A
Carwise Middle School, 3301 Bentley Drive, Palm Harbor	2373	1734
Palm Harbor University High School, 1900 Omaha Street, Palm Harbor	3600	1800
Palm Harbor Middle School, 1800 Tampa Road, Palm Harbor	1743	N/A

This concludes are responsive duties to your request.

Sincerely,

Elizabeth D Farley

Elizabeth D. Farley
Administrative Support Specialist II
Pinellas County Emergency Management

REPLY TO:
10750 Ulmerton Road
Building 1, Suite 267
Largo, FL. 33778
Main: (727) 464-5550
Fax: (727) 464-4024
TDD: (727) 464-4431

www.pinellascounty.org

Pinellas County
ATTORNEY'S OFFICE

Jewel White
County Attorney

July 21, 2020

E.D. Armstrong III
Hill Ward Henderson
600 Cleveland Street, Suite 800
Clearwater, Florida 33755

Dear Ed,

Please be advised that upon further review as requested by Cyndi Tarapani, Forward Pinellas has amended its position regarding the transfer of development rights pursuant to Section 5.2.1.1.1.D of the Countywide Rules as it relates to the Anclote Harbor development. Specifically, the third interpretation provided in the July 2, 2020 correspondence from Forward Pinellas has been amended as follows:

Pursuant to Section 5.2.1.1.1.D of the Countywide Rules, the maximum allowable transfer of development rights to the proposed receiving parcel, which provides or contains Manufacturing, Office, or Research Development uses, is 30%. With a maximum of 75 units allowed on the Office portion of the site before transfer, the maximum number of units that can be transferred pursuant to the Countywide Rules is 23 units.

Please contact me with any further questions or concerns.

Thank you,

Chelsea D. Hardy
Assistant County Attorney

CC: Rodney Chatman
Cyndi Tarapani

PCAO 287315

315 Court Street
Clearwater, FL 33756
Phone: (727) 464-3354
FAX: (727) 464-4147
TDD: (727) 464-4431

www.pinellascounty.org

Patricia McNeese

From: the1midge@aol.com
Sent: Wednesday, September 30, 2020 12:05 AM
To: Patricia McNeese
Subject: TRC meeting October 1, 2020

Please share these thoughts at the TRC meeting.
Thank you all for working so diligently to ensure that the new projects comply with City standards. A couple of thoughts on the Anclote River Project -

1. In the description of the project, both at the beginning, introductory section, and on page 1021 when it is repeated, the project is said to be on the WEST side of US 19. It is clearly on the east side.
2. The extensive traffic studies demonstrate the difficulty of accessing the site. Although I think the U-turns required are extremely problematic and will result in accidents, it seems the only way to make the site useable. It appears to be FDOT approved.

If the development proceeds, please look at some of these details -
1. The landscape plan does not include any mangroves. Although most buildings are kept at a distance from the river, mangroves provide the most natural way to maintain our clean water, support aquatic nurseries, and mitigate the damage that having more people causes.
2. If history is any guide, permitting a kayak launch in that area will be difficult.
3. As the lighting plan for the project progresses, stress the use of "dark sky" lighting to avoid light trespass.
4. The elevation of the entrance and the angle of car lights entering and exiting need to be evaluated so the car headlights do not impede drivers on US 19.
5. As the actual construction draws closer, could we please have exteriors with a little more personality? Other that palm trees, nothing shown signified Florida or Tarpon Springs. The exterior is boring. It does not fulfill the promise of being a gateway invitation to live here. I'm certain their talented architects can do better.
6. Please provide more information and/or drawings of the "garages". Are they covered carports or individual doored spaces or a large space into which many cars drive?
7. As sidewalks and paved areas are considerable, please use permeable surfaces whenever possible.
8. Would the Developer be willing to contribute to affordable housing in our community? With 400+ units, could some be allocated to helping families find homes? If not at this site, perhaps they could contribute to a City fund which helps lower income residents.

Thank you for adding these thoughts to the planning process.

Julie Wade
1095 Mainsail Drive
34689

ORDINANCE 2020-34

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR 72.62 ACRES, MORE OR LESS, OF REAL PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH, FROM ZONING DESIGNATION GB (GENERAL BUSINESS) TO ZONING DESIGNATION RPD (RESIDENTIAL PLANNED DEVELOPMENT); APPROVING PRELIMINARY PLANNED DEVELOPMENT FOR ANCLOTE HARBOR RESIDENTIAL PLANNED DEVELOPMENT; PROVIDING FOR WAIVERS OF DESIGN REQUIREMENTS OF THE RPD DISTRICT; PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend to the zoning district designation of said parcel from General Business (GB) district to Residential Planned Development (RPD) district; and,

WHEREAS, the applicant is also requesting approval of a Preliminary Planned Development under the RPD (Residential Planned Development) zoning district; and,

WHEREAS, the applicant is also requesting approval of a conditional use to allow for establishment of a residential use on the property in the Commercial General (CG) Future Land Use Map (FLUM) category; and,

WHEREAS, the proposed RPD, Residential Planned Development, zoning district is consistent with the Commercial General (CG) and Residential/Office General (R/OG) Future Land Use Map category designations of the subject property; and,

WHEREAS, the planned uses within the RPD District are compatible with surrounding and existing land uses; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this rezoning Ordinance on November 16, 2020; and

WHEREAS, published legal notice of this Ordinance has been provided pursuant to the requirements of Chapter 166.041, F.S. and Section 206 of the Tarpon Springs Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA:

Section 1. FINDINGS

1. That the Board of Commissioners finds that this Ordinance is consistent with the Tarpon Springs Comprehensive Plan.

2. That available uses to which the property may be put are appropriate to the property in question and are compatible with the existing and planned uses in the area.

3. That the amendment shall provide for efficient and orderly development considering the impact upon growth patterns and the cost to the City to provide public facilities.

4. That the amendment will not adversely impact nor exceed the capacity or the fiscal ability of the City to provide public facilities including transportation, water and sewer, solid waste, drainage, recreation, education, fire protection, library service and other similar public facilities.

Section 2. MAP AMENDMENT

That the Official Zoning Atlas of the City of Tarpon Springs is hereby amended for property legally described in Exhibit A, attached hereto.

Section 3. PRELIMINARY PLANNED DEVELOPMENT APPROVAL

The Preliminary Planned Development for Anclote Harbor multifamily residential development is hereby approved with the following waivers of design requirements:

1. Allowance of a maximum building height of 53 feet.
2. Allowance of a single access point to the development with multiple lanes as shown on the approved preliminary plan.

and with the following conditions:

1. Details of the proposed method of wetland enhancement and preliminary coordination with the Southwest Florida Water Management District (SWFWMD) showing approval of the jurisdictional determination shall be submitted with the Final Development Plan. Final permits from the SWFWMD may be submitted prior to issuance of a building permit for site work.
2. A conceptual plan detailing the approach for eradication and future management of Brazilian pepper tree (*Schinus terebinthifolius*) for each habitat area of the site shall be submitted with the Final Development Plan. The final plan shall be submitted at the time of application for a building permit for site work in

conjunction with the arborist's report and the final tree protection and mitigation plan. The City recognizes that it may be appropriate in some areas of the site to address the tree protection requirements of Section 133.04(d) of the Land Development Code on an area-wide basis for habitats being preserved rather than using crown spread for individual trees.

3. A landscape plan with a site-specific planting schedule shall be submitted with the Final Planned Development and shall include appropriately sized species for driveway medians within the site.
4. The 50-foot buffer adjacent to the Anclote River shall remain and be managed as undisturbed uplands (hardwood conifer mix) and shall not be graded.
5. A plan for proposed lighting with shielded lighting and decorative poles shall be submitted with the Final Development Plan.
6. On site signs and sign poles shall be designed to match City of Tarpon Springs specifications for the downtown/Community Redevelopment Area (CRA). Details shall be included with the Final Development Plan.
7. The developer will be responsible for addressing the provision of Public Art pursuant to Article XVII of the Land Development Code as part of the Final Development Plan.
8. A detailed drainage plan meeting the requirements of Section 141.00 of the Land Development Code and requirements of the Southwest Florida Water Management District shall be submitted with the Final Development Plan.
9. Detailed plans for utilities connections and infrastructure, including wastewater forcemain construction shall be submitted with the Final Development Plan along with documented coordination from all applicable agencies and landowners affected by the construction.
10. The final traffic study shall be submitted with the Final Development Plan along with Florida Department of Transportation approval of the proposed roadway and access configuration.
11. An updated letter from the Florida Department of State documenting review of archeological resources on the site shall be provided with the Final Development Plan.
12. An application for Future Land Use Map amendment to Recreation Open Space (ROS) for the upland preserve area shall be submitted prior to, or at the time of, Final Development Plan submittal.
13. A map adjustment to the Preservation (P) area on the City's Future Land Use Map will be required to match the category designation to the delineated wetlands on site. The City will process the map adjustment concurrently with the Final Planned Development.
14. The Applicant will donate an approximate 1.84 acre parcel to the City for public recreation. Public access to the park shall be restricted to pedestrians and bicycles from the land, and watercraft from the river. The park site is generally located in the northwest portion of the site adjacent to the Anclote River and as generally located on the Preliminary Development Plan. Upon donation of this passive park land to the City of Tarpon Springs, the Applicant will work with the City to design and install improvements consisting of a riverfront pullout/rest area for kayaks and park furniture for sitting. The City will pursue any jurisdictional

permits needed for work in shoreline/water areas. Improvements shall be installed prior to the issuance of a Certificate of Occupancy for the project.

15. The design of the residential buildings and clubhouse submitted for Final Development Plan approval shall be substantially similar to the architectural elevations that are a part of the Preliminary Development Plan application; however, minor revisions to the architectural features of these buildings may occur without requiring a new Preliminary Development Plan Review. Minor revisions to the architectural features shall include but are not limited to changes to the color palette, the window pattern, siding and roofing materials and other similar features.
16. The proposed boat dock located adjacent to the Anclote River is subject to all applicable permitting requirements; and, upon the issuance of the applicable permits, the timing of construction of the dock will be determined by the Applicant in his sole discretion.
17. A construction management and mitigation plan as required by the applicable jurisdictional agencies to avoid/address listed species impacts including bald eagle, indigo snake and gopher tortoises shall be submitted with the application for a building permit for site work.
18. The developer is responsible for obtaining applicable permits from all other agencies, for meeting the minimum requirements of the Comprehensive Zoning and Land Development Code, and for payment of all requisite fees.
19. The applicant shall complete the process for a Final Development Plan pursuant to Section 82.00 of the Land Development Code. The Final Development Plan shall be submitted within one year of approval of the Preliminary Planned Development.

Section 4. EFFECTIVE DATE

This Ordinance shall be effective upon approval and in conjunction with approval of Resolution 2020-72.

Ordinance 2020-34. Exhibit A

ANCLOTE HARBOR
LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA, LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY FLORIDA AND A PORTION OF THE OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; AND RUN NORTH 85° 40' 26" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6 FOR A DISTANCE OF 885.46 FEET TO THE POINT OF BEGINNING BEING AT THE SOUTHEAST CORNER OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS (FORMERLY HILLSBOROUGH) COUNTY, FLORIDA; THENCE RUN NORTH 00° 09' 16" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 42 AND THE EAST LINE OF THE WEST 1/3 OF LOT 41 FOR A DISTANCE OF 1319.40 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 41; THENCE RUN N 85° 42' 06" W ALONG THE NORTH LINE OF LOTS 41 AND 45 FOR A DISTANCE OF 1380.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 55 (US HIGHWAY 19), RIGHT OF WAY WIDTH VARIES, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15150-2548; THENCE RUN SOUTH 00° 02' 56" WEST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 1543.63 FEET; THENCE CONTINUE SOUTHERLY ALONG THE RIGHT OF WAY LINE AS PER THE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 6222, PAGE 2159 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE FOLLOWING TWO COURSES; THENCE RUN SOUTH 03° 40' 12" EAST FOR DISTANCE OF 308.34 FEET; THENCE RUN SOUTH 00° 02' 56" WEST FOR A DISTANCE OF 504.19 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND RUN NORTH 77° 42' 54" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 3268, PAGE 99 AND VACATED PER ORDINANCE 84-07 RECORDED IN OFFICIAL RECORDS BOOK 5746, PAGE 1209, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 1956.89 FEET TO A POINT ON THE EAST LINE OF BLOCK 96 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS AS RECORDED IN PLAT BOOK 4, PAGE 79 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN NORTH 14° 38' 46" WEST ALONG THE EAST LINE OF BLOCK 96 AND BLOCK 90 OF THE AFORESAID OFFICIAL MAP OF THE TOWN OF TARPON SPRINGS FOR A DISTANCE OF 474.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A 25 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 2, PAGE 227 OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA; THENCE

RUN NORTH 85° 40' 26" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 431.33 FEET; THENCE RUN NORTH 00° 09' 16" WEST ALONG A SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 42 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY AS RECORDED IN PLAT BOOK H-1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LAND CONVEYED PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 14238, PAGE 1044 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

RESOLUTION NO. 2020-72

A RESOLUTION OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #20-123 REQUESTING A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A RESIDENTIAL USE IN THE COMMERCIAL GENERAL (CG) FUTURE LAND USE DISTRICT ON PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Tarpon Springs has received an application for a Conditional Use to allow for establishment of a residential use in the Commercial General (CG) Future Land Use Map (FLUM) category; and,

WHEREAS, Policy 2.4.3(e) of the City's Comprehensive Plan requires conditional use approval for such uses within the Commercial General FLUM category; and,

WHEREAS, the Planning and Zoning Board held a public hearing on this application at its meeting of November 16, 2020 and recommended approval; and,

WHEREAS, the Board of Commissioners must approve, deny or approve subject to conditions, each application for conditional use approval; and,

WHEREAS, written notice of this action has been provided in accordance with Article XII of the Comprehensive Zoning and Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1: FINDINGS

Application #20-123 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: CONDITIONAL USE APPROVAL

Application #20-123 under Resolution 2020-72, requesting Conditional Use approval to allow establishment of a residential use on property located at 42501 U.S. Highway 19 North in the Commercial General (CG) Future Land Use Map category is approved.

SECTION 3: EFFECTIVE DATE

This Resolution shall be effective upon adoption of Ordinance 2020-34.