

**ANCLOTE HARBOR APPLICATIONS  
CITY OF TARPON SPRINGS BOARD OF COMMISSIONERS  
MEETING OF DECEMBER 15, 2020**

**MORGAN GROUP SUGGESTED ADDITIONAL CONDITIONS**

1. The project shall be revised to delete the Pocket Park location and labeling.
2. The Applicant will discuss with FDOT the feasibility of a signal or arrow at the Offset Median Openings on US Highway 19 and determine if the signal or arrow can be tied to the existing signals at US Highway 19' intersections with Spruce Street and Beckett Way.
3. The Applicant will commission an evaluation to determine the feasibility of utilizing green building standards for the project.
4. The Applicant agrees to replace Viburnum Odoratissimum with Viburnum Suspensum and to replace Dahoon Holly with Yaupon Upright or Weeping. These landscape material changes will be reflected on the Final Development Plan when submitted to the City.
5. Should the City elect to build Hays Road, the Applicant will connect the project to new Hays Road, pay transportation impact fees estimated at \$573,680, and will contribute an additional \$100,000 to the City to defray the City's cost of construction of Hays Road east to Jasmine Avenue. The City agrees to notify the Applicant in writing of its decision to build, or not build, Hays Road within 90 days of Final Development Plan approval.
6. The Applicant will extend the existing reclaimed water line to the project, at the Applicant's cost, subject to the City's commitment to provide the requisite amount of reclaimed water to serve the project.
7. The Applicant will develop and provide to the City a professionally prepared conceptual landscape/ hardscape design for the City Parcel located south of the project entrance on US Highway 19. The professional fees for this design shall not exceed \$20,000, which fees shall be eligible for impact fee credits.
8. The Applicant will install solar panels to serve the main Clubhouse building.