

**ANCLOTE HARBOR APPLICATIONS
CITY OF TARPON SPRINGS BOARD OF COMMISSIONERS
MEETING OF JANUARY 15, 2021**

**APPLICANT'S SUGGESTED ADDITIONAL CONDITIONS
with suggested amendment by City Staff**

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 commits to designing and constructing the project consistent with the Bronze level of the National Green Building Standards and will pursue the certification of the project at the Bronze level.
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~~ \$509,000 to the City's Transportation Fund 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. Upon approval of the Preliminary Planned Development, Sixty-Five Thousand Dollars (\$65,000) of the \$509,000 contribution will be provided to the City of Tarpon Springs to conduct a preliminary analysis and design to improve Hayes Road within the existing 40' right of way. This amount shall be non-refundable. The remaining contribution (\$444,000) shall be utilized by the City and County to design and construct improvements to Hayes Road limited to what may be provided within the existing 40' right of way (which may include less than full access based upon preliminary analysis and design). If the City and County decides to build Hayes Road and requires the project to connect to Hayes Road, the Applicant may provide for the connection the site construction plan amendment process without further action by the City of Tarpon Springs Board of Commissioners. Should the City of Tarpon Springs or Pinellas County determine that it is unfeasible or undesirable to connect the project to Hayes Road in any manner the Applicant shall pursue approval from FDOT for an emergency-only access connection to U.S. Highway 19 and shall be released from the remaining contribution of \$444,000 to the City's Transportation Fund. The Applicant shall provide evidence of FDOT approval or denial of an emergency access at the time of site construction plan approval. If approved, the Applicant shall provide for the emergency access during the site construction plan approval process without further action by the City of Tarpon Springs Board of Commissioners.
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.
9. The Applicant will install underground conduit at each building location to enable the future installation of additional Electric Vehicle Charging Stations as demand for these Charging Stations increases.
10. The Applicant will continue to work with Pasco County Public Transportation to determine if a bus shelter is needed at the project entrance.
11. The Applicant will investigate planting additional trees at the project entrance, subject to review and approval of Duke Energy who have approval authority on all trees and landscape material within their easement along the site's US 19 frontage.

Revision to City Condition #16 with new language underlined:

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. The boat dock will contain a maximum of ten (10) slips which shall be for the sole benefit of the residents of the project.