

From: [Cyndi Tarapani](#)
To: [Renea Vincent](#)
Cc: [Kamil Salame](#); [Harvey Gonzalez](#); [E.D. Armstrong](#); [Hatton, Christopher](#); [Artie Cintron](#); [Lee, Nathan](#); [Richard Buck](#)
Subject: Anclote Harbor- Access
Date: Tuesday, July 13, 2021 6:27:59 PM
Attachments: [Hays Road Exhibits Kimley Horn 7-21.pdf](#)

External Email- Use caution with links and attachments

Dear Renea,

I am writing on behalf of my client, The Morgan Group, with regard to the Hays Road Study and its relationship to the Anclote Harbor project.

We have reviewed the Hays Road Study prepared by Cardno and dated June, 2021. In this study, all four build alternatives will impact adjacent properties and require the use of Eminent Domain for additional right-of-way and/ or easements. **Therefore, all four build alternatives are inconsistent with the direction given by the Board of Commissioners in the approval of the Anclote Harbor project.** The Anclote Harbor's approval contained in Ordinance 2020-34 specifically stated in Condition 22: "The City will not use eminent domain for the Anclote Harbor project."

I have attached exhibits prepared by Kimley Horn that illustrate the additional right-of-way/ easement needs for each of Cardno's alternatives. I believe that these exhibits would be helpful to the Board of Commissioners as they review the Hays Road Study and I would appreciate it if you can send the exhibits to the Board prior to Thursday's meeting. It would also be helpful if they can be available for display at the hearing.

Therefore, since Hays Road cannot be built without the use of eminent domain, The Morgan Group has evaluated a second access on U.S. Highway 19. We have received FDOT's agreement that the proposed second access meets FDOT's Design Standards and can proceed through the formal permitting process. The second access will be a right-in, right-out access driveway for residents and guests that are entering or exiting the community. Please see our earlier correspondence sent to the City on July 7, 2021 that included FDOT's emails stating their conceptual approval of the second access. Please note that this second access is NOT limited to an emergency access but will be fully functional for residents and visitors at all times.

I am also confirming that The Morgan Group intends to submit new applications for the Anclote Harbor project that will abide by the prior conditions of approval and include this new second access located to the north of the original access. The new applications we intend to submit include Rezoning to the RPD District, the RPD Preliminary Development Plan, a Conditional Use, and the RPD Final Development Plan. Since the project will contain two access points consistent with the City's requirements, a waiver for the lack of a second access is not necessary and will not be requested. Additionally, since the project will have two access points on U.S. Highway 19, the project does not need a connection to Hays Road.

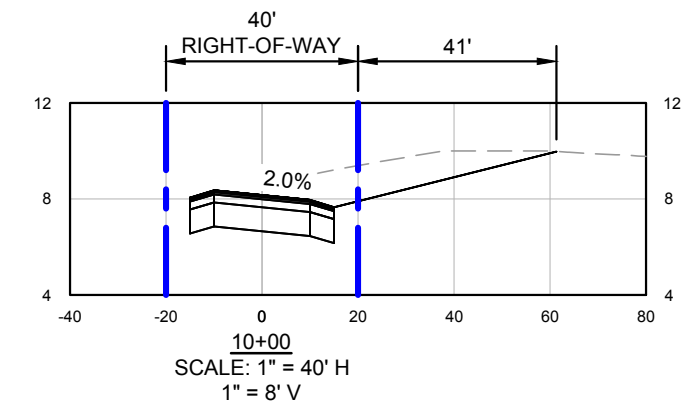
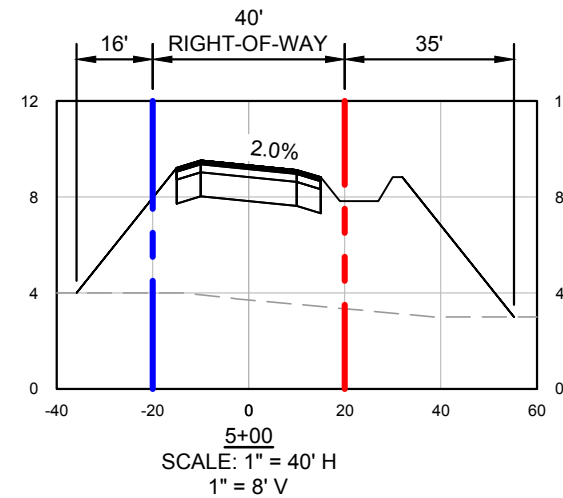
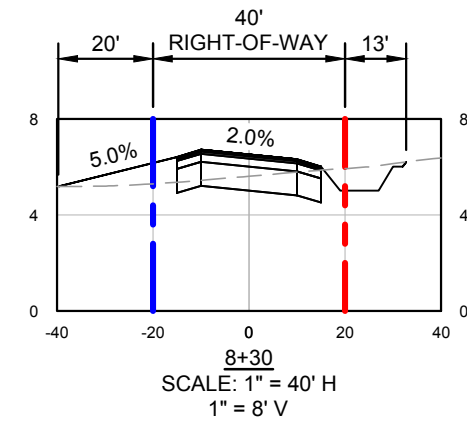
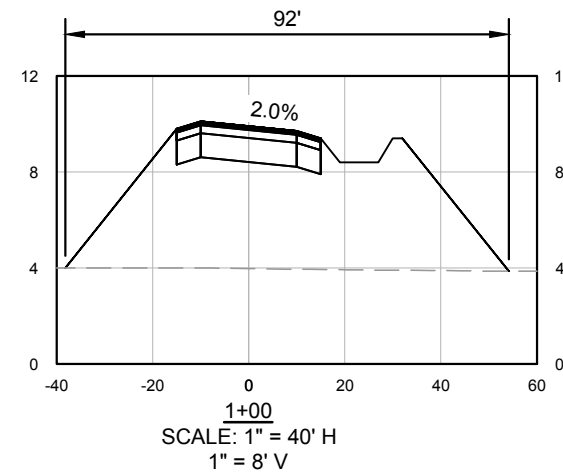
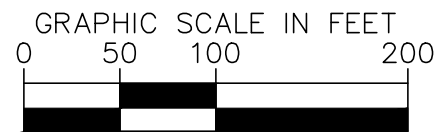
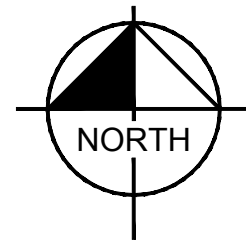
I hope this clarifies the position of The Morgan Group on the access issue. Please feel free to contact me if you have any questions. Thank you.

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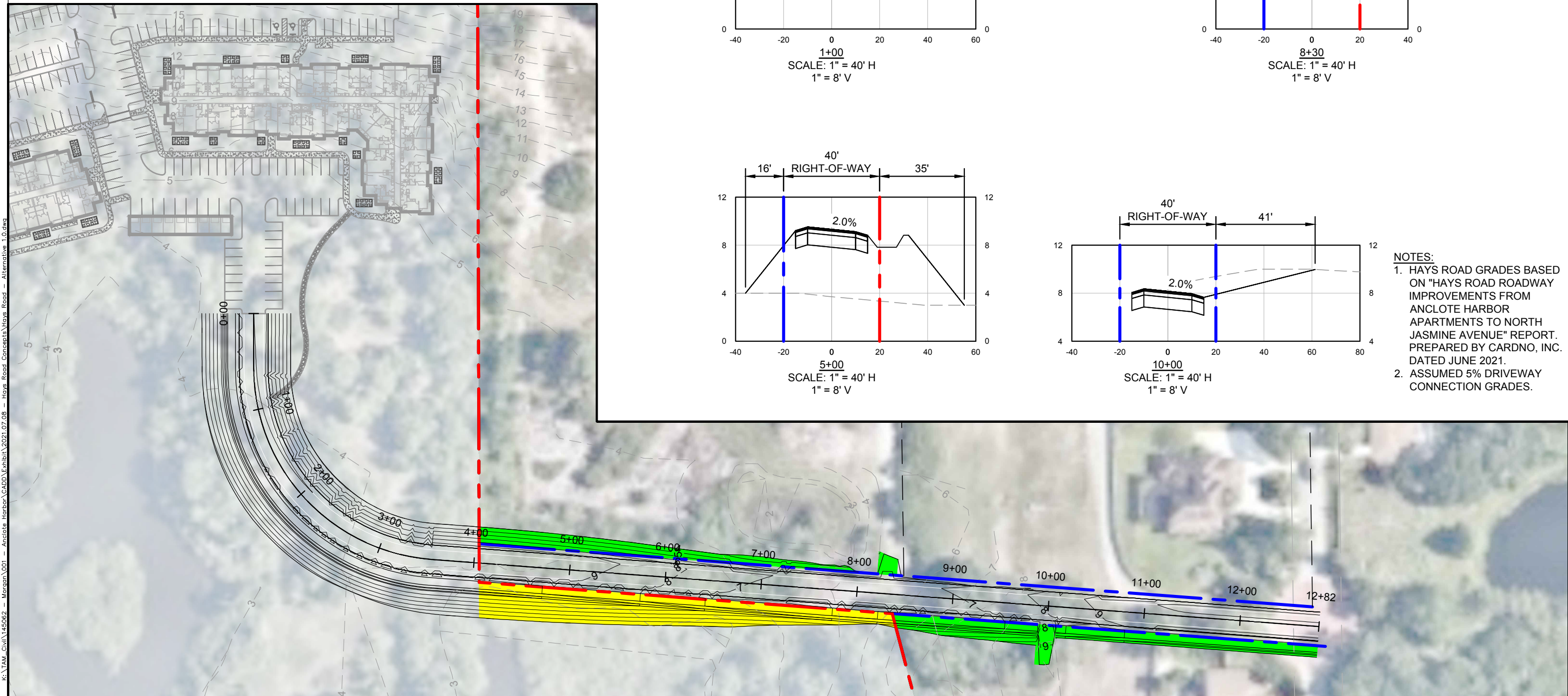
Cyndi Tarapani
Tarapani Planning Strategies, LLC
128 E. Tarpon Avenue
Tarpon Springs, FL 34689
Phone 727-642-2030
c.tarapani@tarapaniplanning.com

LEGEND

- PROJECT BOUNDARY
- HAYS ROAD RIGHT-OF-WAY
- PROJECT PROPERTY ENCROACHMENT (0.27 AC)
- PRIVATE PROPERTY ENCROACHMENT (0.27 AC)

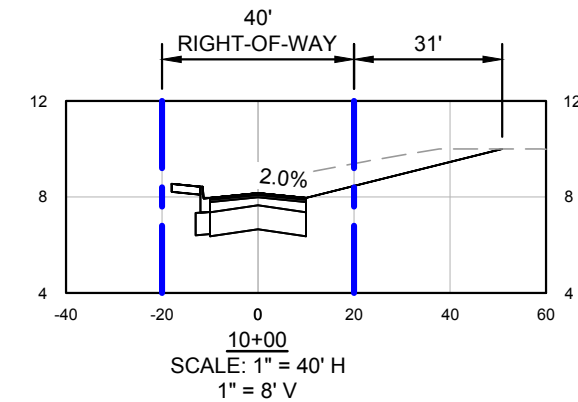
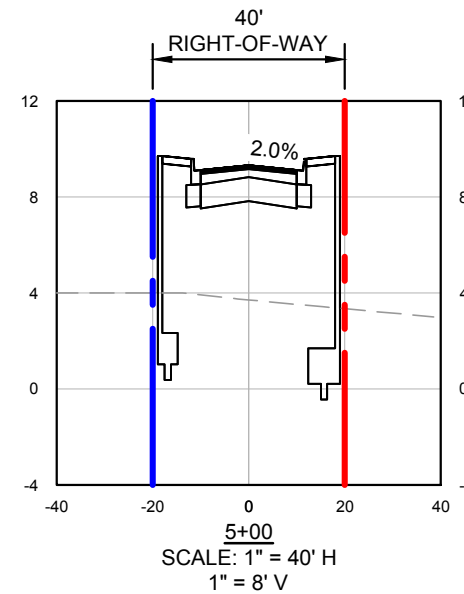
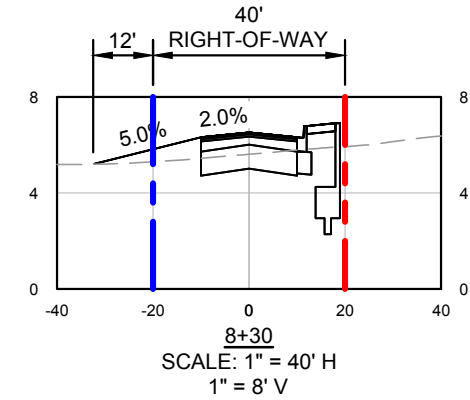
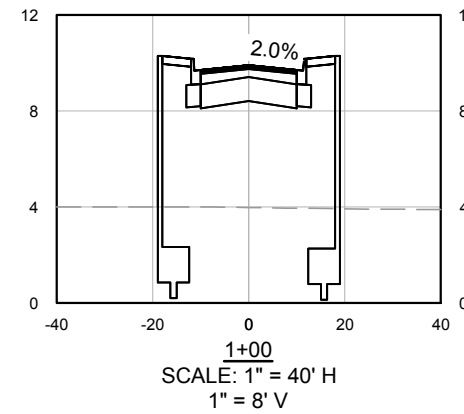
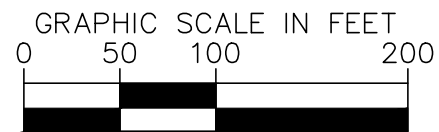
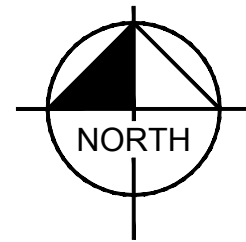


- NOTES:
- HAYS ROAD GRADES BASED ON "HAYS ROAD ROADWAY IMPROVEMENTS FROM ANCLOTE HARBOR APARTMENTS TO NORTH JASMINE AVENUE" REPORT. PREPARED BY CARDNO, INC. DATED JUNE 2021.
 - ASSUMED 5% DRIVEWAY CONNECTION GRADES.



LEGEND

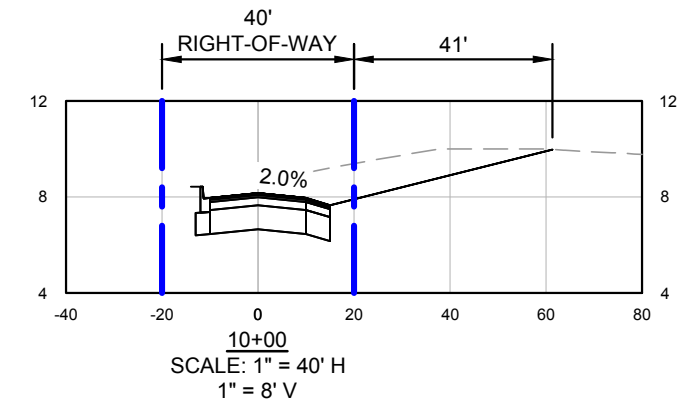
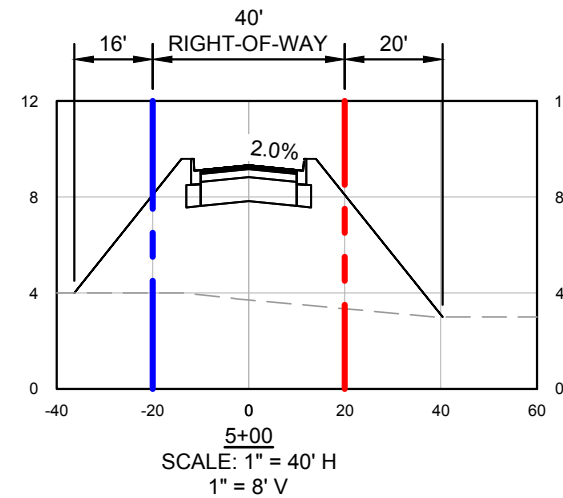
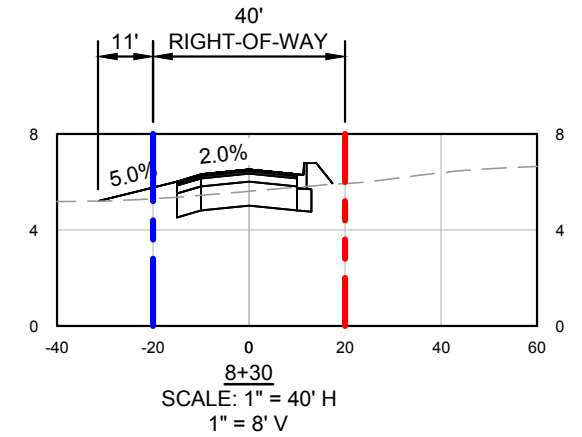
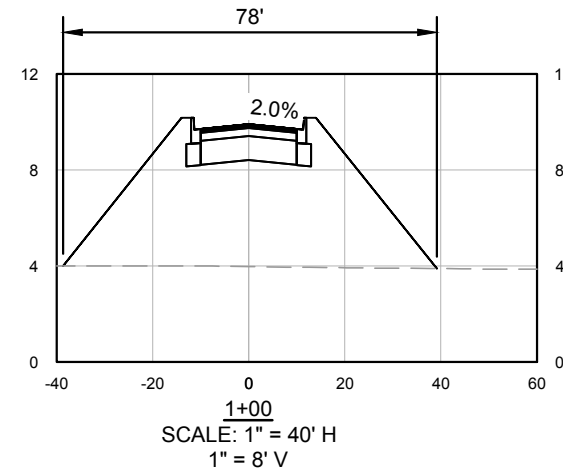
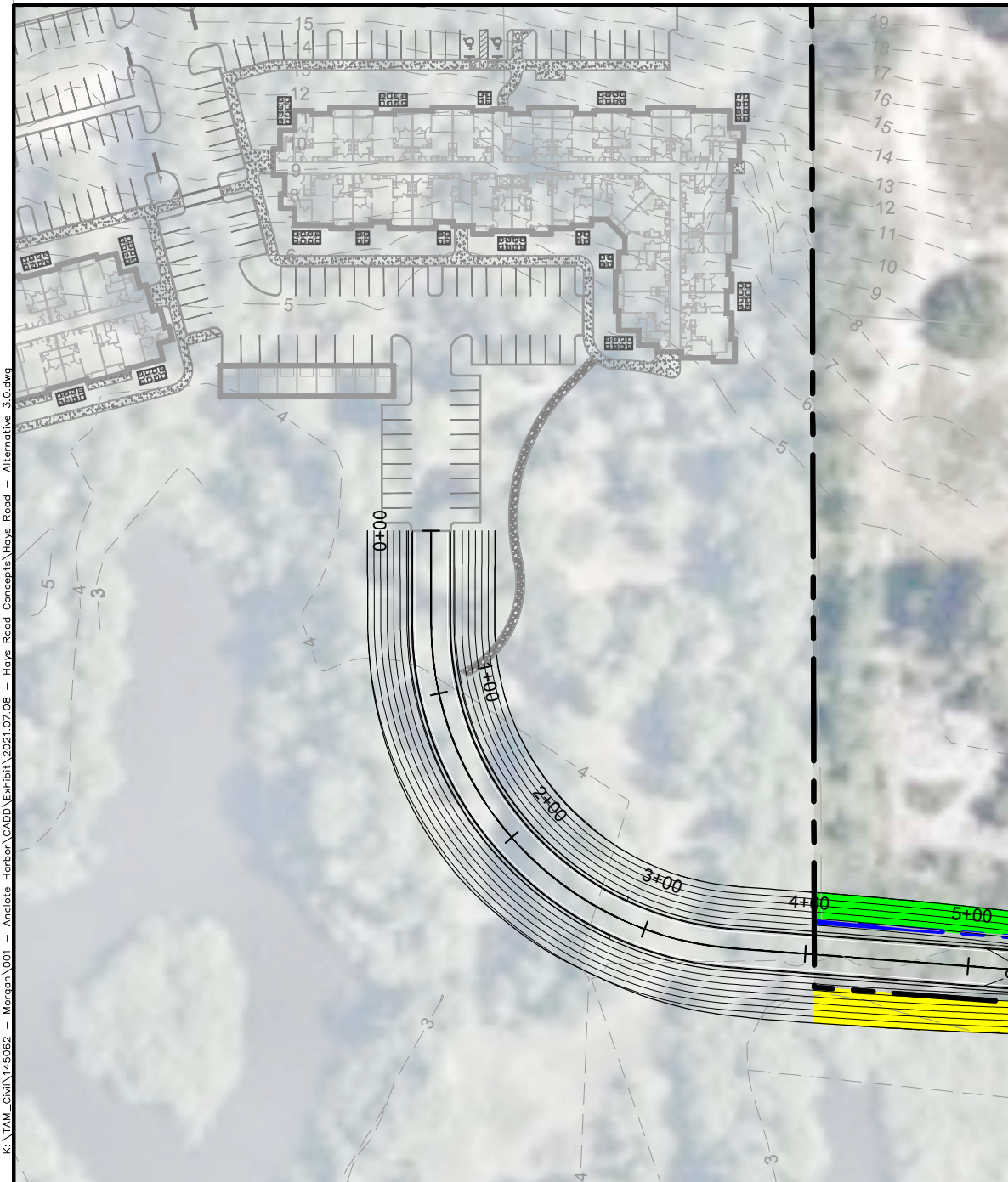
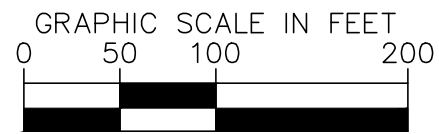
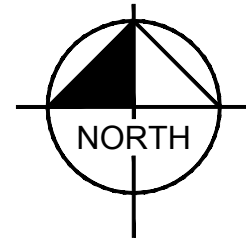
- PROJECT BOUNDARY
- HAYS ROAD RIGHT-OF-WAY
- PROJECT PROPERTY ENCROACHMENT (0.00 AC)
- PRIVATE PROPERTY ENCROACHMENT (0.02 AC)



- NOTES:**
- HAYS ROAD GRADES BASED ON "HAYS ROAD ROADWAY IMPROVEMENTS FROM ANCLOTE HARBOR APARTMENTS TO NORTH JASMINE AVENUE" REPORT. PREPARED BY CARDNO, INC. DATED JUNE 2021.
 - ASSUMED 5% DRIVEWAY CONNECTION GRADES.
 - SECTIONS DEPICT ALTERNATIVE 2 WITH 20' WIDE ASPHALT ROADWAY. ALTERNATIVE 4 HAD 17' WIDE ASPHALT ROADWAY.

LEGEND

- PROJECT BOUNDARY
- HAYS ROAD RIGHT-OF-WAY
- PROJECT PROPERTY ENCROACHMENT (0.12 AC)
- PRIVATE PROPERTY ENCROACHMENT (0.13 AC)



- NOTES:
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 - ASSUMED 5% DRIVEWAY CONNECTION GRADES.