

# **ANCLOTE HARBOR**

**#21-101 [PRELIMINARY PLANNED DEVELOPMENT]**

**#20-100 [REZONING]**

**#20-99 [CONDITIONAL USE]**

**#21-103 [FUTURE LAND USE MAP AMENDMENT]**

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Planning and Zoning Board, September 20, 2021

Board of Commissioners, October 26, 2021 (1<sup>st</sup> Reading)

November 9, 2021 (2<sup>nd</sup> Reading)



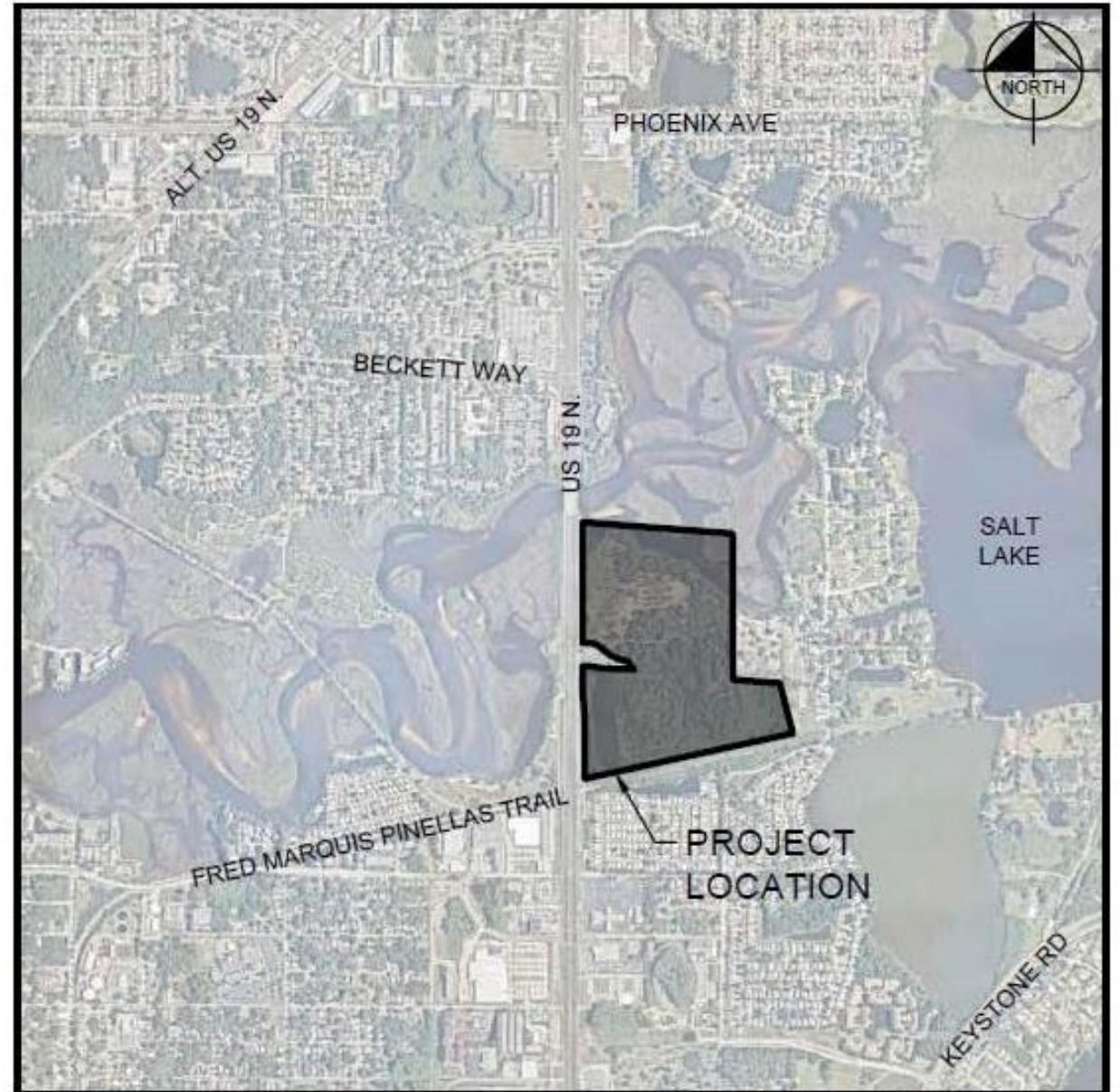
# SUMMARY OF REQUEST

## 42501 U.S. Highway 19 North

- Preliminary Planned Development on 64.17 acres
- Ordinance 2021-15: Rezoning to Residential Planned Development (RPD) and approval of **Preliminary Planned Development**
- Resolution 2021-52: Conditional Use Approval to allow residential use in the Commercial General Future Land Use Map category
- Ordinance 2021-16: Future Land Use Map Amendment for 6.46 acres to Recreation / Open Space category

**Applicant:** Kamil Salame, Morgan Group Development LLC

**Owner:** Wal-Mart Stores



LOCATION MAP

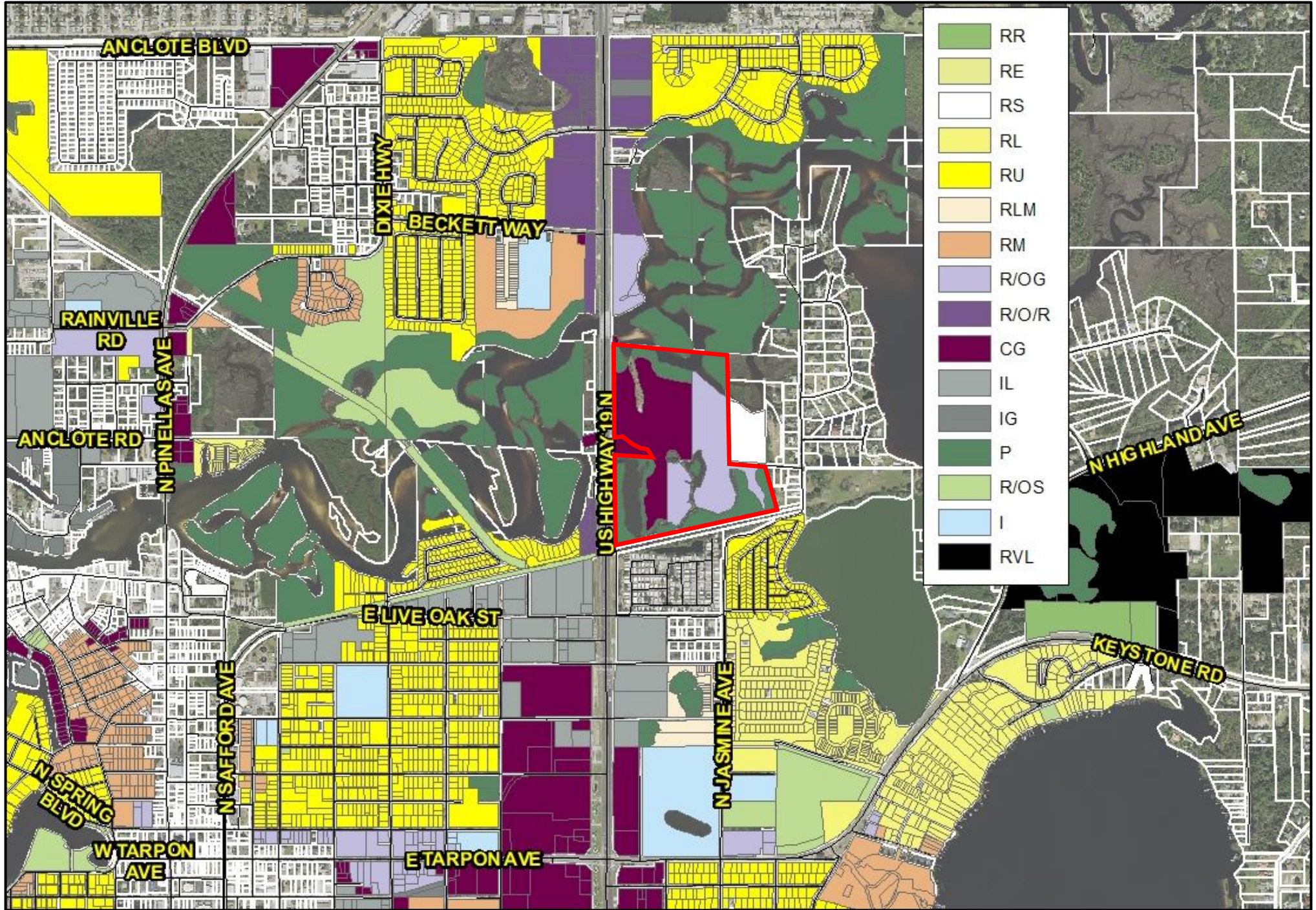


# LOCATION & SURROUNDING LAND USES



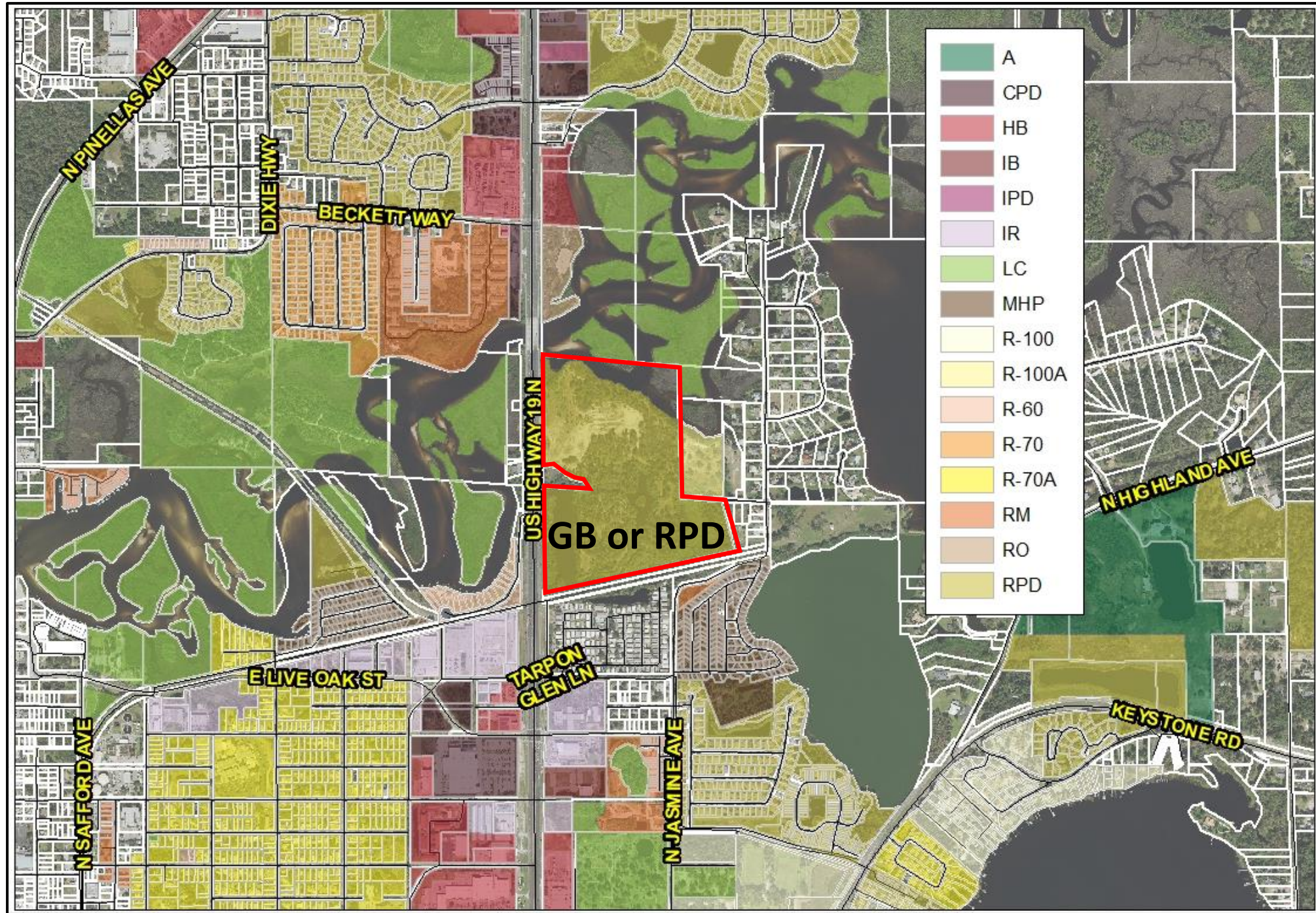


# FUTURE LAND USE





# ZONING

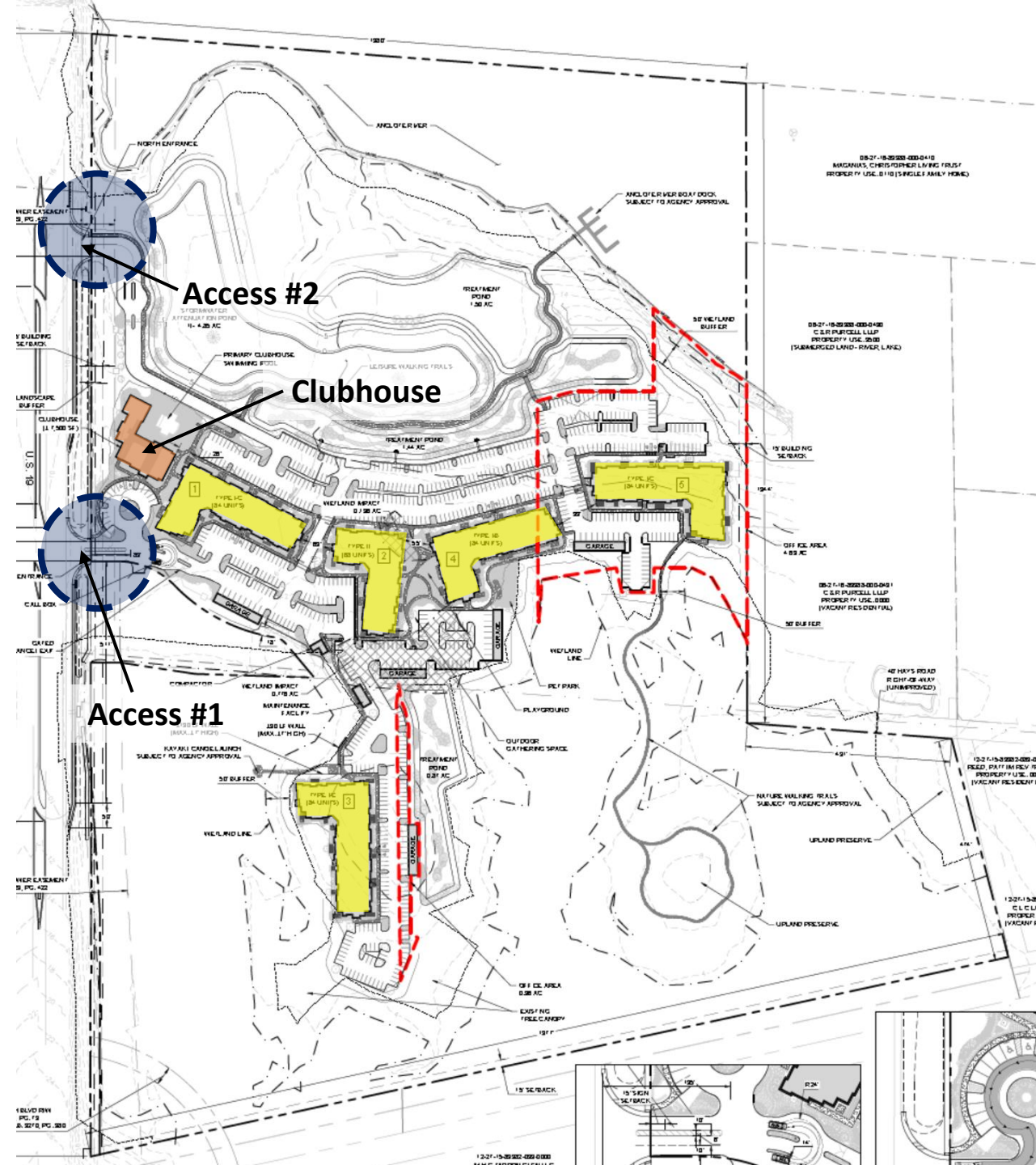






# PROJECT OVERVIEW

- Planned Development of 404 Multi-Family Units in five 4-story Buildings
- Two access points on U.S. Highway 19
- Waiver requested to allow building height of 53 feet from grade
- Site amenities including
  - Community clubhouse/business center
  - Swimming pool
  - Playground/picnic area, dog park
  - Docking and kayak facilities
  - Natural area/nature trail
- Layout separates buildings and activity from river and eagle nesting site with open space and stormwater ponds
- Layout buffers nearby Sail Harbor and mobile home communities



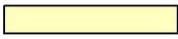
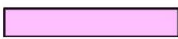



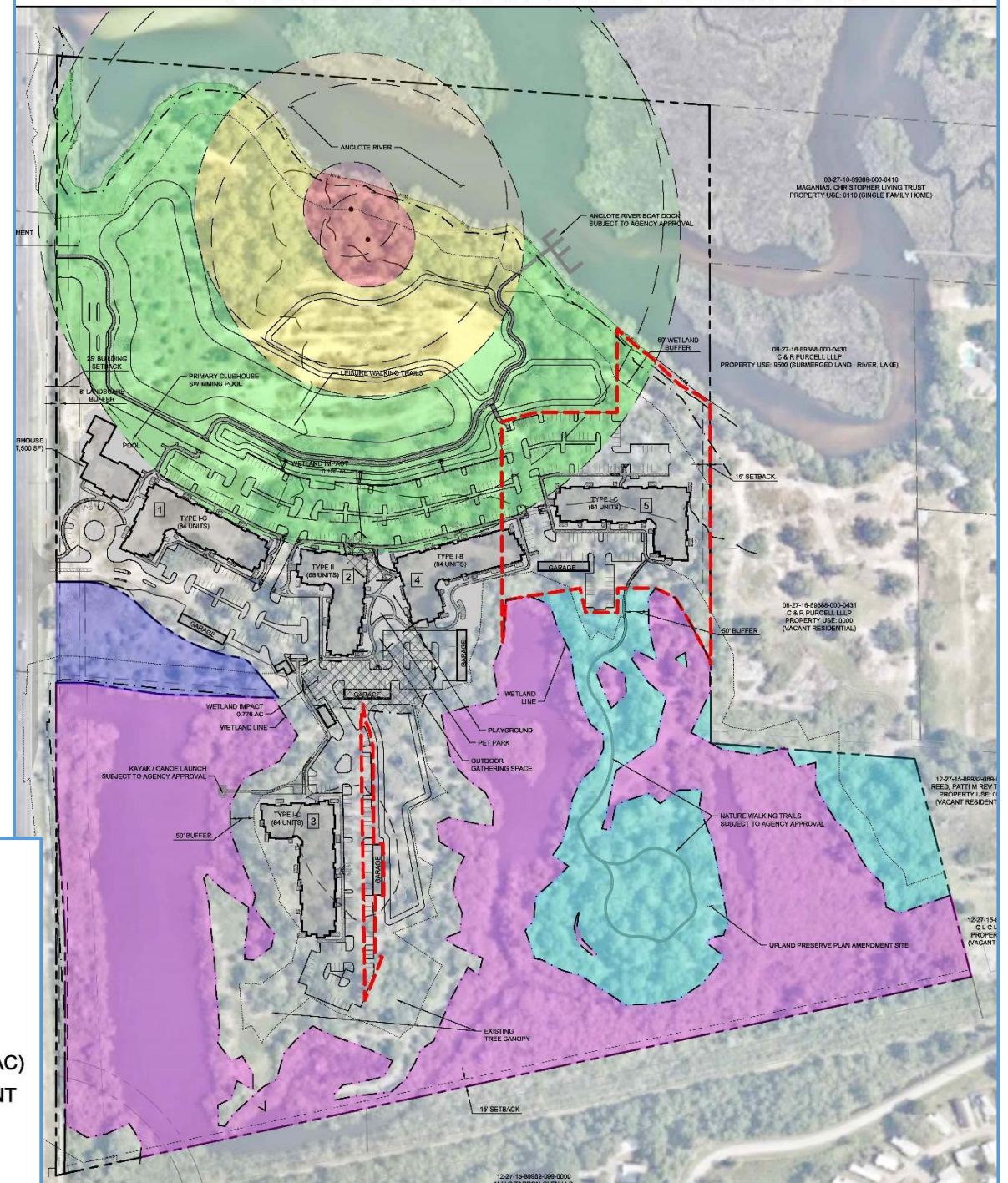
# PROJECT OVERVIEW

(CONTINUED)

- 21 acres of wetlands to remain in Preservation (P) FLUM
- 30 acres of significant upland habitat (longleaf pine/xeric oak) on site; nearly 14 acres being preserved.
- 6.5 acres of upland habitat proposed for Recreation/Open Space FLUM
- Impervious surfaces (development) restricted to 18% of the site (11.58 acres).

## CONSERVATION LEGEND








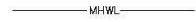
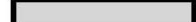





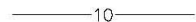



	EAGLE NEST - 660' R (12.444 AC)
	EAGLE NEST - 330' R (5.172 AC)
	EAGLE NEST - 100' R (0.946 AC)
	WETLAND TO BE PRESERVED (21.17 AC)
	UPLAND PRESERVE PLAN AMENDMENT SITE (6.459 AC)
	CITY OF TARPON SPRINGS OWNED PARCEL

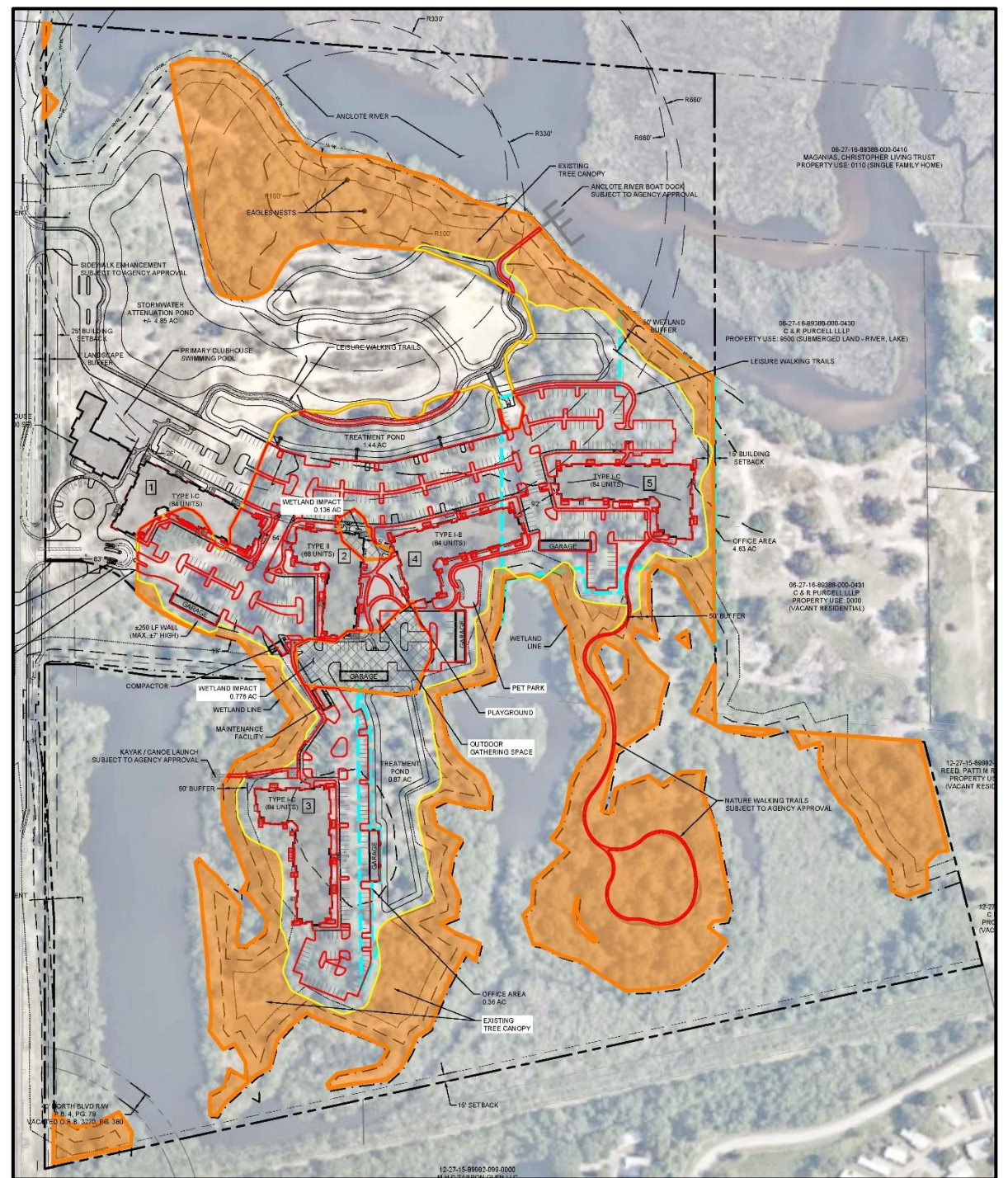




# PROJECT OVERVIEW

## LEGEND

-  PROPERTY BOUNDARY
  -  ADJACENT PROPERTY LINE
  -  NORTH BLVD R/W
  -  EASEMENT LINE
  -  SECTION LINE
  -  FLOOD PLAIN LINE
  -  MEAN HIGH WATER LINE
  -  PROPOSED BUILDING
  -  EAGLE NEST RADIUS
  -  PROVIDED RESIDENTIAL ON OFFICE LAND AREA - 4.99 AC  
(PER PINELLAS COUNTY WIDE PLAN,  
EFFECTIVE 10/24/2019)
  -  -10- EXISTING CONTOUR
  -  -10- PROPOSED CONTOUR
  -  WETLAND LINE
  -  WETLAND BUFFER (50')
  -  SIGNIFICANT UPLAND HABITAT (± 30.34 AC)
  -  SIGNIFICANT UPLAND HABITAT PRESERVED (± 13.89 AC)
  -  IMPERVIOUS AREA\* (± 8.52 AC)
  -  DISTURBED AREA\* (± 7.93 AC)
- \*AREA WITHIN SIGNIFICANT UPLAND HABITAT



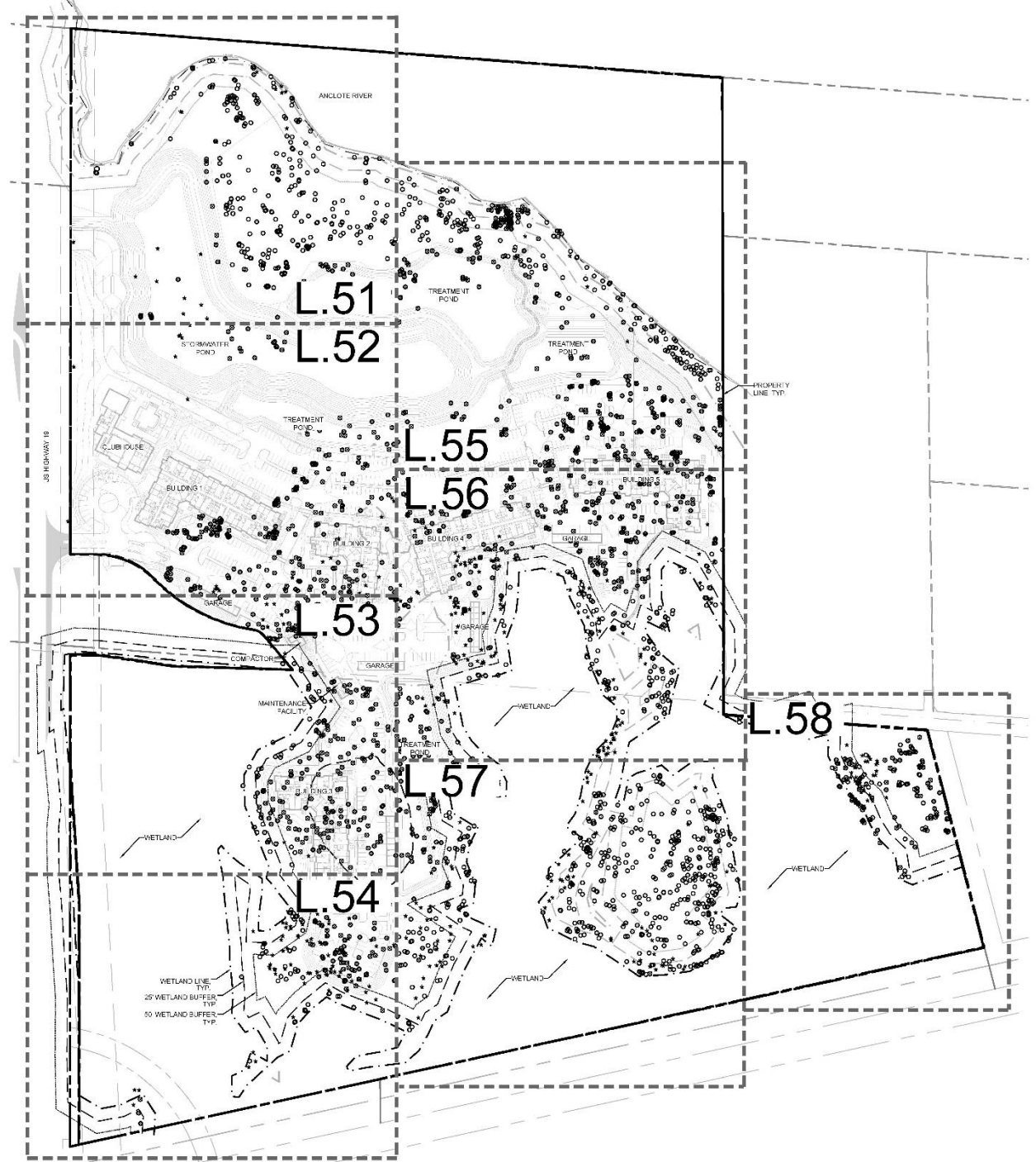


# TREE REMOVAL/MITIGATION

	Inches to be Removed	Inches to be Replaced
Hardwoods	11,885	13,374
Palms	2,179	3,276

Shade Trees	
Total Identified	2,389
Total Preserved	1,168
Proposed at Code-Minimum Standard	160
Proposed Exceeding Code-Minimum Standard	191
Total Shade Trees Provided	1,519

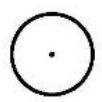
- All invasive exotic Brazilian Peppertree and Camphor Tree to be eradicated





# TREE REMOVAL/MITIGATION

LEGEND:



TREE TO REMAIN



TREE TO BE REMOVED



PALM TO REMAIN

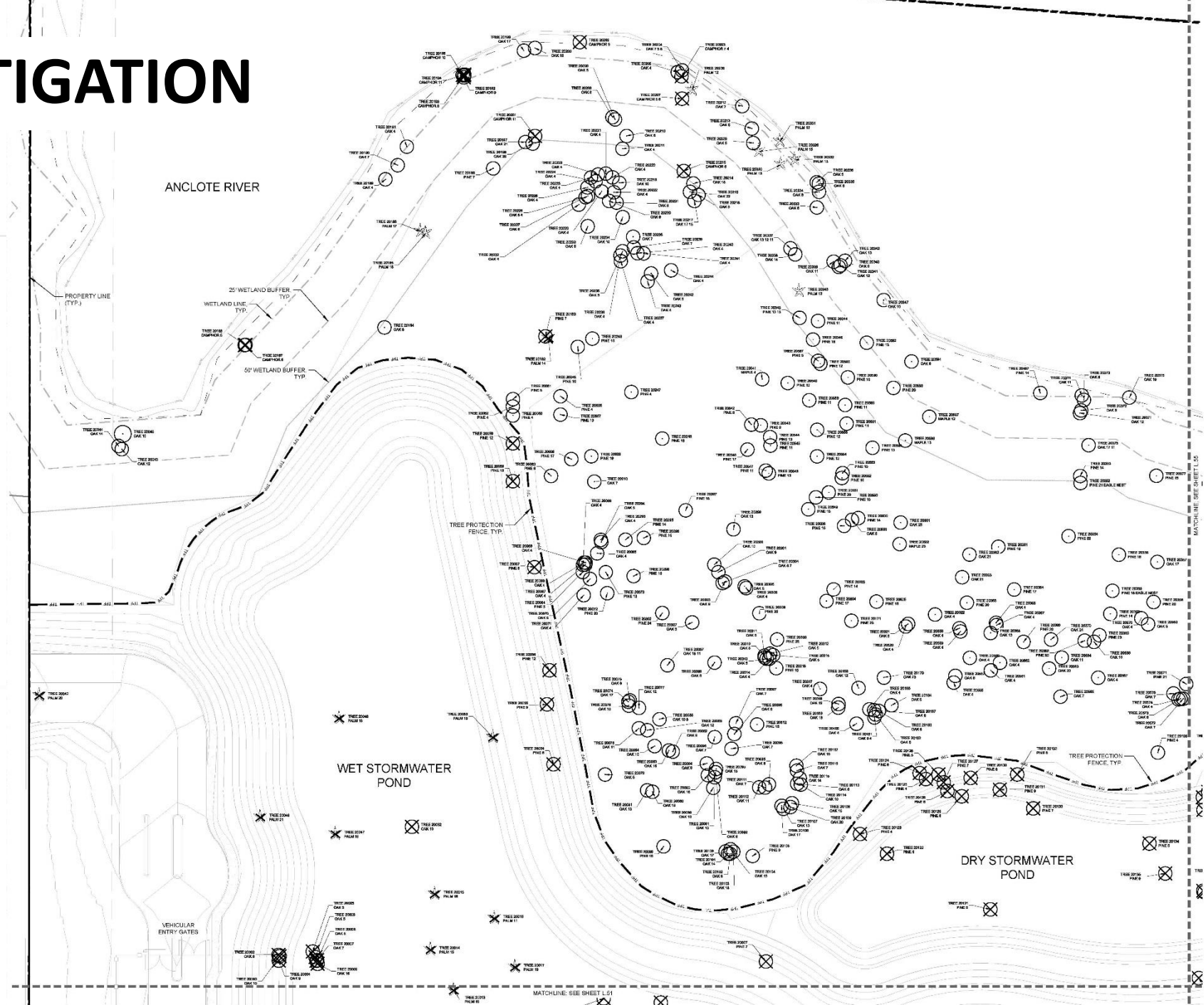


PALM TO BE REMOVED



TPF

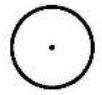
TREE PROTECTION FENCE





# TREE REMOVAL/MITIGATION

LEGEND:



TREE TO REMAIN



TREE TO BE REMOVED



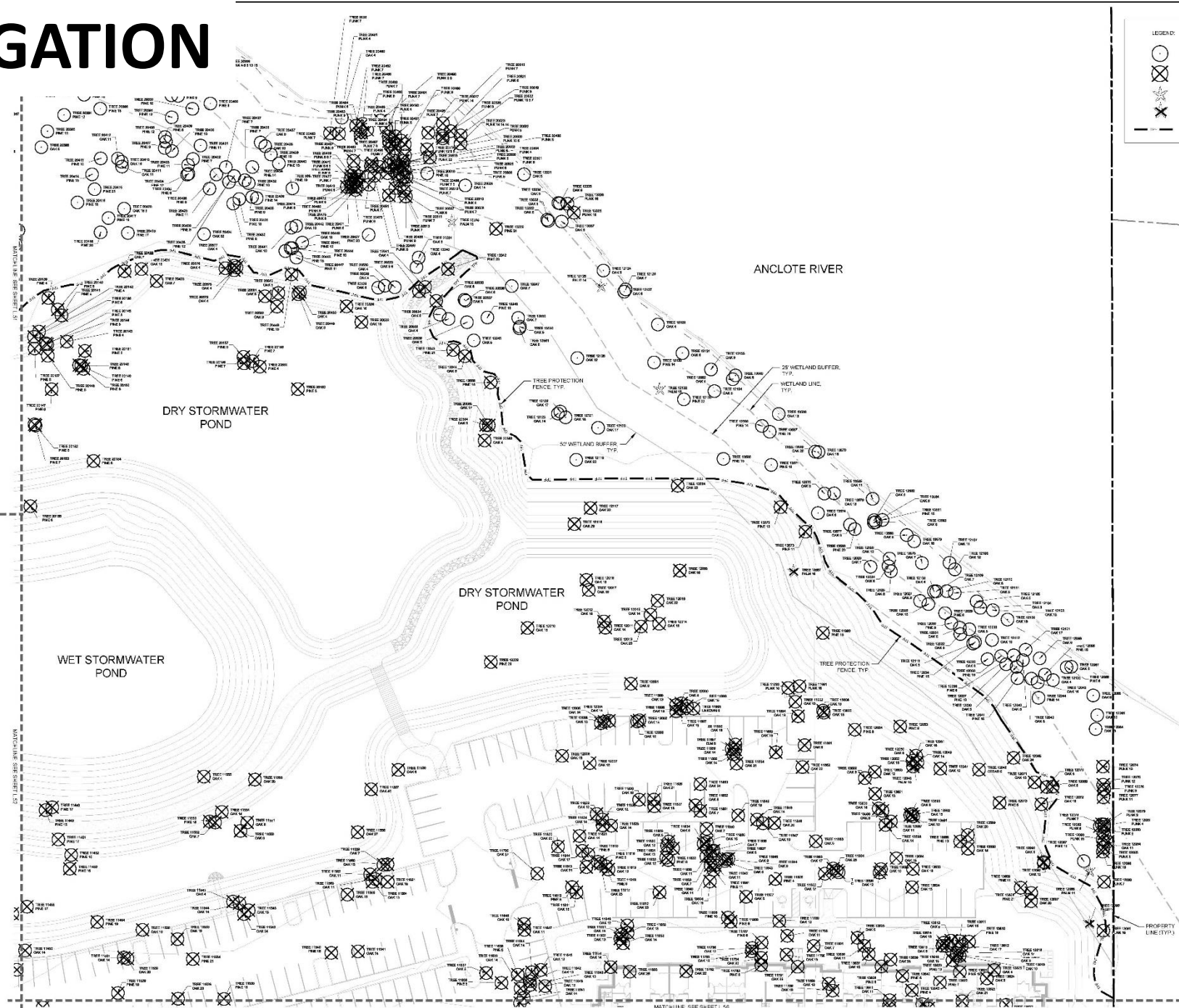
PALM TO REMAIN



PALM TO BE REMOVED



TREE PROTECTION FENCE









# PROJECT ACREAGES AND DENSITIES

	Required/Allowed	Proposed
Total Project Acreage	n/a	64.17 acres (100%)
Total Uplands	n/a	42.09 acres
Total Wetlands	n/a	22.08 acres
Residential Density	485 units	404 units
Wetland Impacts	n/a	0.91 acres
Wetlands Preserved	n/a	21.17 acre (96%)
Project-wide Open Space	16.04 acres (25%)	31.3 acres (49%)
Upland Habitat Open Space	9.1 acres (30%)	13.89 acres (46%)
Site-wide Impervious (Allowable area reduced to account for required open space)	48.13 acres allowed (75% in R/OG) (85% in CG)	Total of 11.58 acres (10% in R/OG) (24% in CG)
Upland Habitat Impervious	15.17 acres (50%) allowed	8.52 acres (28%)





# REVIEW CRITERIA – QUASI-JUDICIAL ITEMS

The quasi-judicial review process applies to applications for the **Preliminary Planned Development**, the **Rezoning**, and, the **Conditional Use**.

Review Criteria for All Three Application Types Fall into Four Categories:

- 1) Consistency with Tarpon Springs Comprehensive Plan
- 2) Public Facilities Availability
- 3) Environmental and Historical Resources
- 4) Appropriateness and Compatibility of Use

Criteria are set forth in the Land Development Code:

- Preliminary Planned Development: Section 79.00
- Waivers of Design Requirements: Section 83.00
- Rezoning: Section 207.03
- Conditional Use: Section 209.01
- Concurrency: Section 122.00 and Section 122.02(B)(3)



# COMPREHENSIVE PLAN CONSISTENCY

- Staff has conducted a thorough review of the project for consistency with the City's Comprehensive Plan and found that the project furthers the overall intent of, and is consistent with the Plan.
- This finding is based upon the application as submitted along with the recommended conditions to Ordinance 2021-15 approving the rezoning and preliminary planned development.
- A full detail of Comprehensive Plan review is provided in the staff report and Comprehensive Plan spreadsheets.



# PUBLIC FACILITIES AVAILABILITY

Public facilities adequacy and concurrency requirements for this project are met, especially considering the following:

- Capacities are available for potable water, sanitary sewer, solid waste, public schools, hurricane sheltering, libraries, law enforcement, and fire protection.
- Recreation facilities fulfilling the City's mini-parks level of service deficiency will be installed on site.
- Service infrastructure will be installed at the developer's expense for all on-site stormwater drainage handling, sanitary sewer and roadway safety improvements.



# ENVIRONMENTAL AND HISTORIC RESOURCES

Preservation/conservation of environmental and historic resources accomplished through:

- Impervious surfaces restricted to 18% of the site.
- Open Space of 31.3 acres (49%) project-wide.
- Minimal (4%) impacts to wetlands with on-site mitigation.
- Retention of 46% of longleaf pine/xeric oak habitat on site.
  - Invasive exotics to be removed, trees to be planted in selected areas
- Layout that avoids and buffers existing bald eagle nesting site.
- R/OS and P designations on the FLUM and conservation easements to be placed over preserve native upland habitat and wetlands.
- Expectation of no impacts to significant archeological resources.



# APPROPRIATENESS AND COMPATIBILITY OF USE

The use is appropriate to, and compatible with, the area:

- Surrounded by natural features and development-associated buffering.
- General area is occupied by residential, office, business and light industrial uses.
- Sail Harbor community to the east and residential mobile home parks to the south buffered by planned open space.
- Activity, access oriented to U.S. Highway 19 and will not impact neighborhoods.

# 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
  - Two of the five circumstances listed in Section 83.00(B) are met:
    - (1) Superior alternatives, and
    - (2) Protection of Significant Features



# REMAINING ISSUES TO BE ADDRESSED BY CONDITIONS

## Environmental:

- R/OS FLUM amendment to cover all preserved significant upland habitat,
- Establishment of conservation easements on preserved wetland and upland habitat,
- Post-development eagle management plan,
- Expanded analysis/details for wetland enhancement plan.

## Sea Level Rise:

- Two feet of freeboard above finished floor elevation,
- Analysis of long-term integrity of stormwater and wastewater infrastructure design.

## Transportation:

- Detailed and expanded Transportation Management Plan.

# STAFF RECOMMENDATION

## #21-100, #21-101 Rezoning and Preliminary Planned Development – *Approval* of the following:

- Ordinance 2021-15, Preliminary Planned Development and Rezoning
  - With establishment of 404 residential units
  - With waiver for height dimension
  - With 8 conditions

## #21-99 Conditional Use – *Approval* of the following:

- Resolution 2021-52, Conditional Use allowing a residential use in the Commercial General Future Land Use Map category

## Public Correspondence

The project was properly noticed. Comments received by the Planning and Zoning Department are included with the agenda packet.



# REVIEW CRITERIA – LEGISLATIVE ITEM – FUTURE LAND USE MAP AMENDMENT

- Amendment of 6.459 acres of longleaf pine/xeric oak habitat from Residential/Office General (R/OG) to Recreation/Open Space (R/OS) is appropriate.
- Staff recommends that the R/OS category be expanded to cover the entire 13.89 acres of longleaf pine/xeric oak to be preserved on site.
- Per Section 207.03(C) the amendment meets the standards of Florida Statutes Chapter 163.