

City of Tarpon Springs, Florida

Board of Commissioners
324 East Pine Street
Post Office Box 5004
Tarpon Springs, Florida 34688-5004
(727) 938-3711
<http://www.ctsfl.us/agenda.htm>

REGULAR SESSION AGENDA TUESDAY, OCTOBER 26, 2021 6:30 PM – City Hall Auditorium

CALL TO ORDER
ROLL CALL
INVOCATION
PLEDGE OF ALLEGIANCE
PUBLIC COMMENTS

CONSENT AGENDA:

1. ATTORNEY'S FEES: JOHNSON JACKSON, PLLC INVOICE 8505
2. SPECIAL EVENTS:
 - A. CHRISTMAS PARADE
 - B. ST. NICHOLAS VESPERS
 - C. EPIPHANY PROCESSION
3. AWARD FILE NO. 220025-C-AM PURCHASE OF ENVIROSIGHT CCTV INSPECTION CAMERA EQUIPMENT
4. AWARD FILE NO. 220029-N-AS AIRVAC/AQSEPTENCE REPLACEMENT PARTS, COMPONENTS, PUMPS AND APPURTENANCES
5. AWARD FILE NO. 220022-N-AS SINGLE SOURCE PURCHASE OF HACH EQUIPMENT
6. AWARD FILE NO. 220032-C-AM PARK AND PLAYGROUND EQUIPMENT UTILIZING SCHOOL DISTRICT OF MANATEE COUNTY BID NO. 21-0053-MR
7. AWARD FILE NO. 220027-N-AM SINGLE SOURCE PURCHASE OF CHEVROLET-GM ORIGINAL EQUIPMENT MANUFACTURER PARTS AND SERVICES
8. AWARD FILE NO. 220037-C-AM ONLINE AUCTION SERVICES THROUGH PINELLAS COUNTY CONTRACT NO. RFP 21-0465-R ONLINE AUCTION SERVICES FOR MISCELLANEOUS SURPLUS

SPECIAL CONSENT AGENDA:

9. APPOINTMENTS TO THE CODE ENFORCEMENT BOARD

ORDINANCES AND RESOLUTIONS: (PUBLIC HEARINGS BEGIN AT 7:30 PM)

10. ANCLOTE HARBOR PROJECT
 - A. ORDINANCE 2021-15 ANCLOTE HARBOR REZONING AND PRELIMINARY PLANNED DEVELOPMENT (1ST READING, QUASI-JUDICIAL)
 - B. ORDINANCE 2021-16 ANCLOTE HARBOR LAND USE MAP AMENDMENT (1ST READING)
 - C. RESOLUTION 2021-52 ANCLOTE HARBOR CONDITIONAL USE (QUASI-JUDICIAL)

BOARD AND STAFF COMMENTS:
ADJOURNMENT

INVOICE

Johnson Jackson PLLC
100 N Tampa St, Suite 2310
Tampa, FL 33602

Invoice #: 8505
Date: 10-11-2021
Due On: 11-11-2021

City of Tarpon Springs
324 E Pine Street Tarpon Springs
Tarpon Springs, FL 34689

Matter Number:0010.0001 City of Tarpon Springs/General

Services

Date	TK	Description	Hours	Rate	Total
09-01-21	BMM	Exchange emails with Jane Kniffen regarding mandating vaccines for new employees.	0.40	165.00	\$66.00
09-01-21	BMM	Consultation with Kevin Johnson regarding mandating vaccines for new employees and potential unionized employees.	0.20	165.00	\$33.00
09-01-21	BMM	Research and analyze articles on local governments mandating vaccines from new employees.	1.50	165.00	\$247.50
09-01-21	KDJ	Review question regarding application of mandate exclusively to new hires.	0.20	165.00	\$33.00
09-02-21	BMM	Exchange emails with Jane Kniffen regarding mandating vaccinations.	0.50	165.00	\$82.50
09-07-21	EGJ	Analyze request and phone conference with Jane Kniffen regarding COVID matters	0.40	165.00	\$66.00
09-10-21	EGJ	Phone conference with Chief Scott Young regarding labor matter	0.20	165.00	\$33.00
09-13-21	EGJ	Phone conference with Chief Young regarding labor matter	0.20	165.00	\$33.00
09-17-21	EGJ	Attend meeting with Jane Kniffen, Paul Smith, and Ray Page	0.80	165.00	\$132.00
09-17-21	EGJ	Review correspondence from Paul Smith regarding employee matter	0.40	165.00	\$66.00
09-20-21	EGJ	Review drafts and correspondence from Paul Smith regarding employee matter	0.30	165.00	\$49.50
09-27-21	EGJ	Phone conference and review correspondence from Chief Scott Young	0.30	165.00	\$49.50

09-27-21	EGJ	Review and revise Administrative Time policy	0.60	165.00	\$99.00
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Services Subtotal: \$990.00

Total Invoice Due:	\$990.00
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Please make all amounts payable to: Johnson Jackson PLLC
TAX ID: 82-0921194



**Public Works Department
Office of the Director**

Tom Funcheon
Public Works Director

To: Mayor and Board of Commissioners

From: Tom Funcheon, Public Works Director

Date: October 26, 2021

Subject: Annual Christmas Parade – Chamber of Commerce
December 11, 2021

Recommendation:

That the Mayor and Board of Commissioners approve the Annual Christmas Parade presented for the City by the Chamber of Commerce on Saturday, December 11, 2021, and the temporary closure of Pinellas Ave. (Meres Blvd. to Tarpon Ave.), Lemon St. (Pinellas Ave. to Ring Ave.), Ring Ave. (Lemon St. to Tarpon Ave.), and Tarpon Ave. (Ring Ave. to Craig Park.).

If a change in the event date is necessary due to inclement weather, the City Manager will authorize/designate a rain date.

Background:

This event has been approved by the Special Events Review Committee based on previous years' events.

The parade will begin at 10:00 a.m. in front of Rodie's Restaurant and Pancake House and end at Craig Park at approximately noon. Parade set-up will begin at 8:00 a.m.

The City has sent out road closure notifications to area business that may be affected by this event.

**City of Tarpon Springs
Application for Special Events**

Event Information:

Date of Application: 10/06/2021

Name of Event: Annual Christmas Parade

Date(s) of Event: December 11, 2021

Alternate Date(s): None

Hours of Event: 1000 - 1200

Set up/break down time needed: 0800 - 1300

Type/Purpose of Event: City Holiday celebration

Location of Event (include map for parade/procession routes with assembly and disband points): S. Pinellas Ave., Lemon St., Grosse Ave., Tarpon Ave., Craig Park (disburse)

If Closure of a City Parking is needed, please check: Mother Meres Tarpon Ave. Orange St. Court/Lemon

Other: N/A

Disposition of Proceeds: N/A

Applicant Information:

Name of Organization: Tarpon Springs Chamber of Commerce

Registered Nonprofit Org.: Yes No

Organizations Address: 1 N. Pinellas Ave.

Individual to Contact: Jean Hungiville (Telephone #) 727-937-6109 (email) president@tarponspringschamber.org

Alternative Contact: cell: 757-709-0955 (Telephone #) _____ (email) _____

General Information:

Number of Vendors: N/A (Sponsor is required to keep a list of vendors, and must be able to produce upon request.)

Location for Designated Vendor Parking (Please complete Vendor Designated Parking Form and attach to application): N/A

Approximate Number of Attendees: 1,000 Entrance Fee: \$ N/A

Location for Attendee Parking: City parking lots and street parking

Will Private Security be Provided: Yes No Name of Private Company: _____

Will the Following be Provided: Traffic Control: Yes No Crowd Control: Yes No

Will Music be Provided: Yes No Hours of Play: 1000 - 1200 Band: DJ: Other: **on floats**

Type & Location of Toilet Facilities: Public restrooms at Tarpon Ave. & Craig Park. Would like to have City Portalets set up in Manatee Plaza parking lot.

Tent or Other Structure: Yes No Type of Structure: _____

How will Structure be Secured: N/A

Solid Waste Collection/Disposal: Yes No Dumpster: Rolloff: Other: _____

If parade # of: Participants 500 Animals 5 Floats 60 Bands 2 Other These are estimates

Amusement/Carnival Rides: Yes No Name of Company Providing Rides: _____

Types of Rides: N/A Is Diagram of Layout Attached: Yes No

Will Food/Beverages be Served: Yes No Cooked on Site: Catered: Sold: Given Away:

Will Alcoholic Beverages be Served: Yes No Type of Alcoholic Beverages: N/A

Event Sponsor is responsible to ensure that all food/alcohol vendors have all necessary licenses as required by the Department of Business and Professional Regulations, Division of Hotels & Restaurants and/or Division of Alcohol and Tobacco, Department of Health, Environmental Health Division or any other applicable State Agency.

Equipment/Miscellaneous (please check if needed):

Barricades: How many: As needed per TSPD

Cones: How many: As needed per TSPD

Portable Stage: Location: _____

Electricity Needed: Where: _____

Public Restrooms: Hours of Opening/Closing: Regular Saturday hours

Street Banners: Locations: _____

Additional City Trash Cans:

Directional Parking Signs: Locations: _____

Other: _____

Is a check made payable to the City of Tarpon Springs for the Application Fee & Deposit Attached: Yes No

If not, when will it be sent: covered by City

Is the Certificate of Insurance Attached: Yes No If not, when will it be sent: covered by City

I (we) agree that it is my (our) responsibility to cleanup after the conclusion of the special event: Yes No

I (we) have read and completed this application and it is true and correct to the best of my (our) knowledge; I (we) have read the general instructions for this application and the City of Tarpon Springs Ordinance #88-25 and agree to conform with the provisions as

set forth therein. I (we) understand that knowingly providing false information on the application shall automatically void the application and cancel the event.

Jean Hungiville
Signature of Applicant

10/06/2021
Date



**Public Works Department
Office of the Director**

Tom Funcheon
Public Works Director

To: Mayor and Board of Commissioners

From: Tom Funcheon, Public Works Director

Date: October 26, 2021

Re: Special Event – St. Nicholas Greek Orthodox Cathedral
St. Nicholas Vespers Procession
December 5, 2021

Recommendation:

That the Mayor and Board of Commissioners approve the St. Nicholas Greek Orthodox Cathedral's special event application for the "St. Nicholas Vespers Procession" on December 5, 2021, and the temporary closure of the following streets: Pinellas Ave., Orange St., Hibiscus St. and Tarpon Ave.

If a change in the event date is necessary due to inclement weather, the City Manager will authorize/designate a rain date.

Background:

This event has been approved by the Special Events Review Committee based on previous years' events.

The procession will begin at approximately 6:45 p.m. (after Church Service), and will last about 30 mins. The Tarpon Springs Police Department will coordinate all traffic and crowd control needs along the procession route.

B.O.C. approval is contingent upon the event sponsor complying with the following stipulation:

- Providing a Certificate of Insurance naming the City as an "additional insured"

Approval of this event authorizes the Sponsor/User the use of City property for said special event with the understanding that they must operate and carry out the needs and functions of the event within the confines and requirements established and approved by the Special Events Committee, the B.O.C. and the Sponsor's application on record.

**City of Tarpon Springs
Application for Special Events**

Event Information:

Date of Application: 10/6/21
Name of Event: St. Nicholas Vespers
Date(s) of Event: 12/5/21
Alternate Date(s): N/A
Hours of Event: 6:45pm to 7:30pm
Set up/break down time needed: _____
Type/Purpose of Event: Religious - Procession after Church Service

Location of Event (include map for parade/procession routes with assembly and disband points): Pinellas Ave., Orange St., Hibiscus St. and Tarpon Ave.

If Closure of a City Parking is needed, please check: Mother Meres Tarpon Ave. Orange St. Court/Lemon
Other: _____

Disposition of Proceeds: None

Applicant Information:

Name of Organization: St. Nicholas Greek Orthodox Cathedral
Registered Nonprofit Org.: Yes No
Organizations Address: 17 E. Tarpon Ave.
Individual to Contact: Costas Sisois (Telephone #) 858-2630 (email) Costas.sisois@yahoo.com
Alternative Contact: Church Office (Telephone #) 927-3540 (email) _____

General Information:

Number of Vendors: _____ (Sponsor is required to keep a list of vendors, and must be able to produce upon request.)
Location for Designated Vendor Parking (Please complete Vendor Designated Parking Form and attach to application): _____
Approximate Number of Attendees: 200 Entrance Fee: \$ _____
Location for Attendee Parking: _____
Will Private Security be Provided: Yes No Name of Private Company: TSPD
Will the Following be Provided: Traffic Control: Yes No Crowd Control: Yes No

Will Music be Provided: Yes No Hours of Play: _____ Band: DJ: Other: _____

Type & Location of Toilet Facilities: _____

Tent or Other Structure: Yes No Type of Structure: _____

How will Structure be Secured: _____

Solid Waste Collection/Disposal: Yes No Dumpster: Rolloff: Other: _____

If parade # of: Participants _____ Animals _____ Floats _____ Bands _____ Other _____

Amusement/Carnival Rides: Yes No Name of Company Providing Rides: _____

Types of Rides: _____ Is Diagram of Layout Attached: Yes No

Will Food/Beverages be Served: Yes No Cooked on Site: Catered: Sold: Given Away:

Will Alcoholic Beverages be Served: Yes No Type of Alcoholic Beverages: _____

Event Sponsor is responsible to ensure that all food/alcohol vendors have all necessary licenses as required by the Department of Business and Professional Regulations, Division of Hotels & Restaurants and/or Division of Alcohol and Tobacco, Department of Health, Environmental Health Division or any other applicable State Agency.

Equipment/Miscellaneous (please check if needed):

Barricades: How many: _____

Cones: How many: _____

Portable Stage: Location: _____

Electricity Needed: Where: _____

Public Restrooms: Hours of Opening/Closing: _____

Street Banners: Locations: _____

Additional City Trash Cans:

Directional Parking Signs: Locations: _____

Other: _____

Is a check made payable to the City of Tarpon Springs for the Application Fee & Deposit Attached: Yes No

If not, when will it be sent: Next Week

Is the Certificate of Insurance Attached: Yes No If not, when will it be sent: _____

I (we) agree that it is my (our) responsibility to cleanup after the conclusion of the special event: Yes No

I (we) have read and completed this application and it is true and correct to the best of my (our) knowledge; I (we) have read the general instructions for this application and the City of Tarpon Springs Ordinance #88-25 and agree to conform with the provisions as set forth therein. I (we) understand that knowingly providing false information on the application shall automatically void the application and cancel the event.

Colton SISOIS
Signature of Applicant

10-11-2021
Date



**Public Works Department
Office of the Director**

Tom Funcheon
Public Works Director

To: Mayor and Board of Commissioners

From: Tom Funcheon, Public Works Director

Date: October 26, 2021

Subject: Special Event – St. Nicholas Greek Orthodox Cathedral
Epiphany Procession
January 6, 2022

Recommendation:

That the Mayor and Board of Commissioners approve the St. Nicholas Greek Orthodox Cathedral's special event application for "Epiphany Procession" on January 6, 2022, and the temporary closure of Orange St., Hibiscus St., Safford Ave., Ring Ave., Tarpon Ave., and Pinellas Ave.

Background:

This event has been approved by the Special Events Review Committee based on previous years' events.

The Police Department has approved the procession route, which will take place from noon to 2:30 p.m. (line up at 11:00 a.m.). The Church's stage will be set up at the Spring Bayou Platform on January 2, and the City's Boat Ramp will be closed during the event.

All set-up and clean-up will be the event sponsors responsibility.

Approval of this event authorizes the Sponsor/User the use of City property for said special event with the understanding that they must operate and carry out the needs and functions of the event within the confines and requirements established and approved by the Special Events Committee, the B.O.C. and the Sponsor's application on record.

**City of Tarpon Springs
Application for Special Events**

Event Information:

Date of Application: 10/6/21
Name of Event: Epiphany
Date(s) of Event: 1/6/22
Alternate Date(s): n/a
Hours of Event: Noon to 2:30 p.m.
Set up/break down time needed: Line up @ 11:00 a.m.
Type/Purpose of Event: Procession

Location of Event (include map for parade/procession routes with assembly and disband points): Orange St., Hibiscus St.,
Ring Ave., Safford Ave., Tarpon Ave., Pinellas Ave. to Spring Bayou

If Closure of a City Parking is needed, please check: Mother Meres Tarpon Ave. Orange St. Court/Lemon
Other: _____

Disposition of Proceeds: N/A

Applicant Information:

Name of Organization: St. Nicholas Greek Orthodox Cathedral
Registered Nonprofit Org.: Yes No
Organizations Address: 17 E. Tarpon Ave., Tarpon Springs, FL 34689
Individual to Contact: Gus Sisois (Telephone #) 858-2630 (email) ostasisois@yahoo.com
Alternative Contact: Church Office (Telephone #) 9373540 (email)

General Information:

Number of Vendors: _____ (Sponsor is required to keep a list of vendors, and must be able to produce upon request.)
Location for Designated Vendor Parking (Please complete Vendor Designated Parking Form and attach to application): _____
Approximate Number of Attendees: 10,000 Entrance Fee: \$ _____
Location for Attendee Parking: _____
Will Private Security be Provided: Yes No Name of Private Company: TSPD
Will the Following be Provided: Traffic Control: Yes No Crowd Control: Yes No

Will Music be Provided: Yes No Hours of Play: _____ Band: DJ: Other: _____

Type & Location of Toilet Facilities: _____

Tent or Other Structure: Yes No Type of Structure: _____

How will Structure be Secured: _____

Solid Waste Collection/Disposal: Yes No Dumpster: Rolloff: Other: _____

If parade # of: Participants _____ Animals _____ Floats _____ Bands _____ Other _____

Amusement/Carnival Rides: Yes No Name of Company Providing Rides: _____

Types of Rides: _____ Is Diagram of Layout Attached: Yes No

Will Food/Beverages be Served: Yes No Cooked on Site: Catered: Sold: Given Away:

Will Alcoholic Beverages be Served: Yes No Type of Alcoholic Beverages: _____

Event Sponsor is responsible to ensure that all food/alcohol vendors have all necessary licenses as required by the Department of Business and Professional Regulations, Division of Hotels & Restaurants and/or Division of Alcohol and Tobacco, Department of Health, Environmental Health Division or any other applicable State Agency.

Equipment/Miscellaneous (please check if needed):

Barricades: How many: _____

Cones: How many: _____

Portable Stage: Location: _____

Electricity Needed: Where: pedestals in Park

Public Restrooms: Hours of Opening/Closing: 9am to 7pm

Street Banners: Locations: _____

Additional City Trash Cans:

Directional Parking Signs: Locations: _____

Other: _____

Is a check made payable to the City of Tarpon Springs for the Application Fee & Deposit Attached: Yes No

If not, when will it be sent: Before Event

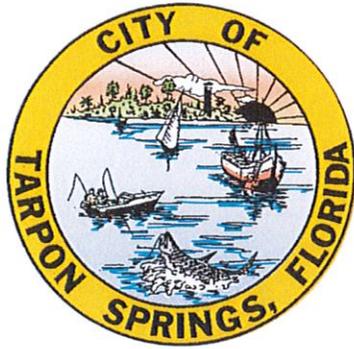
Is the Certificate of Insurance Attached: Yes No If not, when will it be sent: Before Event

I (we) agree that it is my (our) responsibility to cleanup after the conclusion of the special event: Yes No

I (we) have read and completed this application and it is true and correct to the best of my (our) knowledge; I (we) have read the general instructions for this application and the City of Tarpon Springs Ordinance #88-25 and agree to conform with the provisions as set forth therein. I (we) understand that knowingly providing false information on the application shall automatically void the application and cancel the event.

Costas Sirois
Signature of Applicant

10-11-2021
Date



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
Thru: Janina Lewis, CPPO, CPP-NIGP, Procurement Services Director *QL*
FROM: Anthony McGee, NIGP-CPP, CPPO, CPPB, MBA Senior Procurement Analyst
DATE: 10/26/2021 *6/20*
SUBJECT: Award File No. 220025-C-AM utilizing City of Tallahassee Contract No.3708, Purchase of Equipment used for Cleaning, Maintenance and Repair of Street, Sewer, Storm Water and Similar Systems for the Purchase of Envirosight CCTV Inspection Camera Equipment

RECOMMENDATION:

Award File No. 220025-C-AM utilizing City of Tallahassee Contract No. 3708, Purchase of Equipment used for Cleaning, Maintenance and Repair of Street, Sewer, Storm Water and Similar Systems for the Purchase of Envirosight CCTV Inspection Camera Equipment to Environmental Products Group Inc., dba Environmental Products of Florida in an estimated amount of \$105,756.38 for the Public Works Department.

BACKGROUND:

On April 6, 2016, the City of Tallahassee awarded a contract for furnishing vehicles, trailers and equipment used for cleaning, maintenance and repair of street, stormwater, and similar systems. The contract had a term of five years with the option of one (1) additional five-year renewal period. On January 21, 2021, the contract was awarded through April 6, 2026.

The purpose of this contract is to perform a visual inspection of the Cities stormwater system infrastructure per our NPDES MS4 Permit (see attached copy and memo). The City of Tallahassee competitively bid and awarded a contract for equipment used for cleaning, maintenance and repair of street, stormwater to Environmental Products Group Inc., dba Environmental Products of Florida and the contractor has agreed to extend the contract pricing to the City.

FUNDING: Stormwater 406-4802-538.6400

Accepted by: _____ Attest: _____
City Manager City Clerk



**Public Works Department
Office of the Director**

To: Janina Lewis, Procurement Services Director

From: Tom Funcheon, Public Works Director

Date: October 8, 2021 

Subject: Piggyback City of Tallahassee, Contract #3708 for New Inspection Camera

Recommendation:

Approve utilizing (piggyback) City of Tallahassee, Contract #3708 for Envirosight CCTV camera equipment to Environmental Products Group Inc. dba Environmental Products of Florida in the amount of \$105,756.38

Background:

This new inspection camera will be used to perform required visual inspections of stormwater infrastructure per our NPDES MS4 Permit.

We are required to visually inspect approximately 10,000 linear feet per year. We have been using Wastewater's camera when possible and have been falling short on our requirements.

Our stormwater system is beginning to show its age, the CMP (metal pipes) have been deteriorating rapidly, the CUES camera system that we have now, cannot give us the visual scope of the pipe we need to evaluate to plan prevention measures to keep our stormwater pipes from collapsing.

Also, the new camera system can be operated by one employee, not two, and can also be connected to our GIS system.

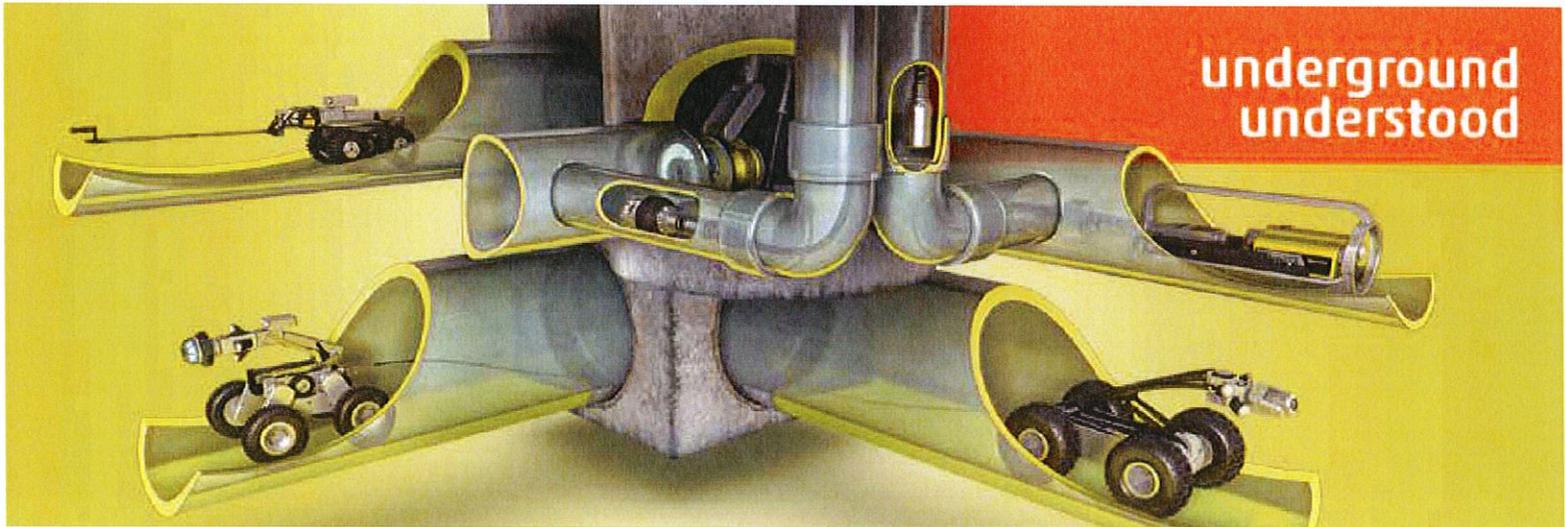
Funding is in Stormwater account # 406-4802-538.64.

Prepared for:

City of Tarpon Springs, FL

Request for Quote:
Envirosight Underground CCTV Equipment and Portable Outpost Build

October 6, 2021



Submitted by:

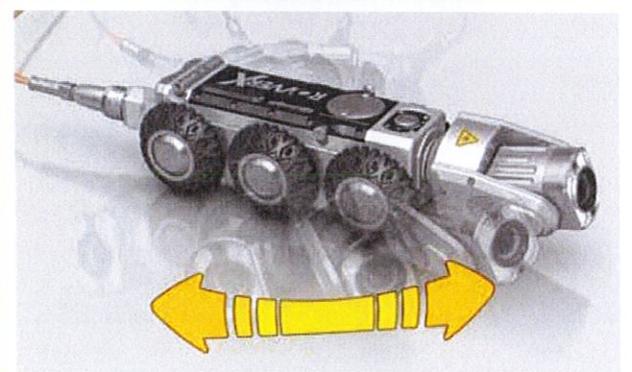
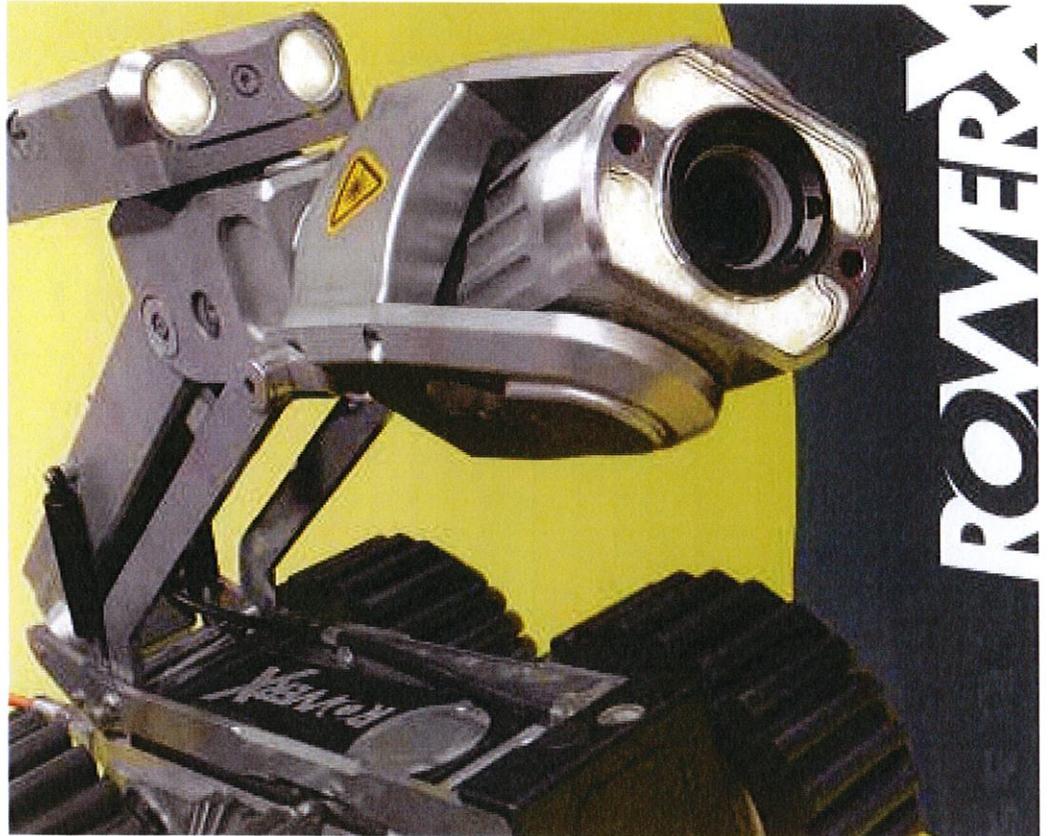


2525 Clarcona Road
Apopka, FL 32703
P: (407) 608-0544

Brian Stewart
bstewart@myEPG.com



Envirosight^{LLC}



controls for ROVVER X
VC500

immersive inspection

**underground
understood**



Take command of sewer inspection with the new VC500. This next-generation touchscreen control for ROVVER X supports your entire inspection workflow—operating the crawler, overlaying text, recording video and creating reports. What's more, it uploads your inspections wirelessly to WinCan Web, the new cloud platform for sharing sewer inspection data. In seconds, you can send your findings to anyone with a web browser.

- Operate crawler and reel using two joysticks and intuitive touchscreen controls.
- Log observations and capture video and images to create standards-compliant inspections.
- Create sophisticated text and image overlays.
- Measure wall defects, obstructions, diameter, bends, branch angles, flow level and inclination.
- Create reports and wirelessly upload inspections to WinCan Web for secure online sharing.



report generation



measurement



natural interaction

Auto-upright display lets you position joysticks where they're most comfortable. Gesture-sensitive touchscreen supports swiping, pinching and other interactions.



cloud connection

Upload your inspections via WiFi to WinCan Web, the new cloud platform for accessing sewer data instantly and securely via any browser-enabled device.



inspection



WinCan Web upload



EnviroSight

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ROVER X Quick-Change
wheel system

tool-free, bolt-free hassle-free

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understood**



carbide wheels for 8" PVC

Quick-Change wheels for ROVER X attach with a click—no bolts, washers or tools.

This makes your set-up and clean up hassle-free. The design also eliminates the risk of under-tightened wheels detaching. And new wheel geometry and tread patterns improve performance.



Eliminate bolts, washers and tools.

Reconfigure your crawler faster.

Facilitate more thorough cleaning.

Prevent detachment due to undertightening.

Enhance handling and performance:



10 wheel options

Four rubber sizes, three abrasive sizes, and three carbide sizes give you the flexibility for any application.

easy upgrade

Quick-change hubs are available on all new systems, and can also mount on your existing ROVER X crawler.

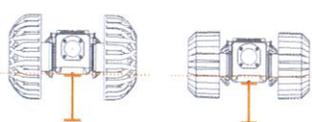
traction



centering



clearance



rubber wheels for 12" concrete

Envirosight

www.envirosight.com • (866) 936-8476

inspection mobility enclosure
Outpost



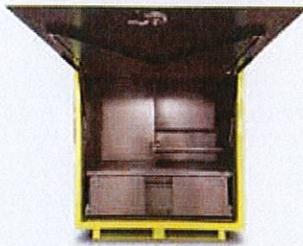
inspect sewers from a pickup or ATV

**underground
understood**

The rugged, weatherproof Outpost inspection transport enclosure powers, protects and organizes all your sewer inspection equipment, including crawler, cable reel, monitor and computer. A slide-out drawer holds 500 lb of accessories, and a partitioned video compartment stows the crawler, controller, reel, computer and monitor.



- Welded aluminum construction has epoxy finish and gasketed doors.
- Swing-up hood shields operator.
- Blinders and flat interior reduce glare.
- Shelving holds video/crawler gear.
- Drawer compartments hold 500 lb.
- Fork skids facilitate installation.
- Optional washdown helps with cleanup.



lots of room
Easily deploy your crawler system, generator and wash-down system.



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Rugged, lockable construction protects your valuable equipment.



perfectly organized
Work efficiently with everything in its place and easy to find.



Envirosight

www.envirosight.com • (866) 936-8476



FLORIDA SERVICE LOCATIONS

John Picker
Service Manager | Apopka

321.229.6777
JPicker@myEPG.com

Kevin Johnson
Parts Manager | Apopka

407.509.6923
KJohnson@myEPG.com

Brian Stewart
Envirosight Camera Inspection Manager | Apopka

407.608.0544
BStewart@myEPG.com

Austin Schwaller
Mobile Parts Sales Rep. | Apopka

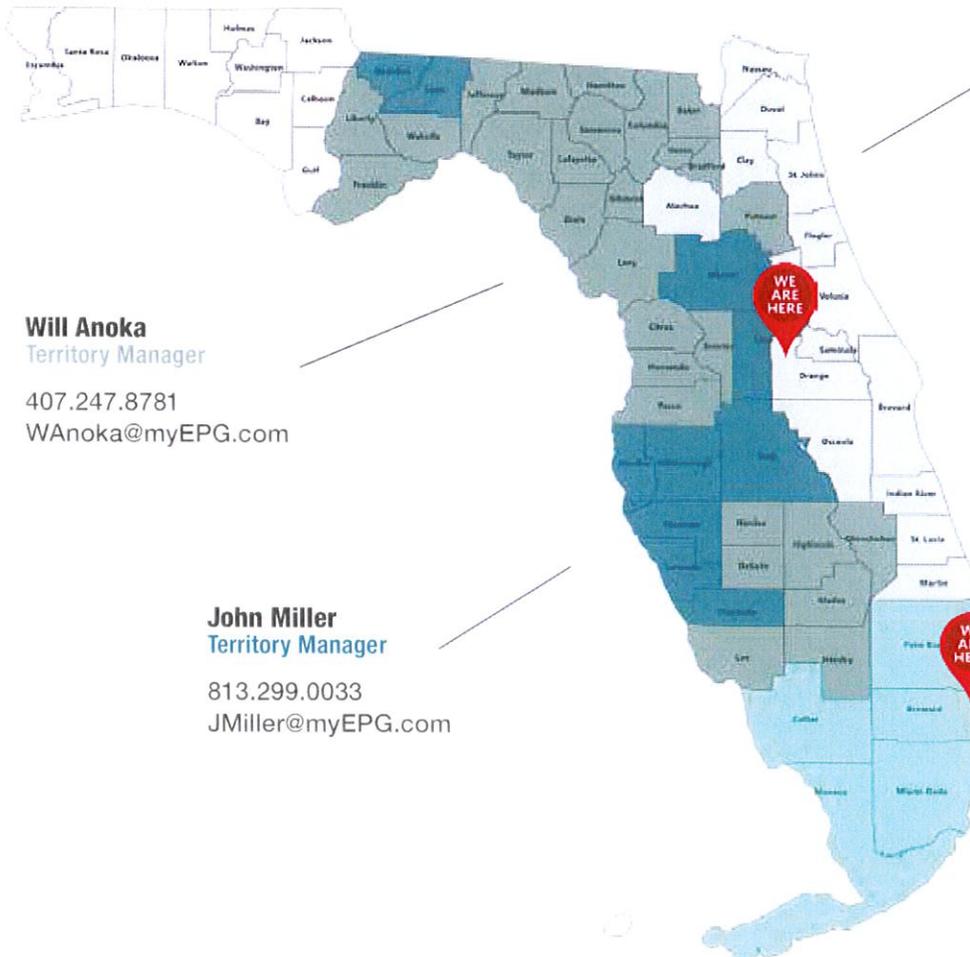
407.798.0004
ASchwaller@myEPG.com

Teddy Hardy
Mobile Service Rep. | Tampa

813.299.6264
THardy@myEPG.com

Fred Rodriguez
Parts Specialist | Apopka

407.509.6923
FRodriguez@myEPG.com



Nick Causey
Territory Manager

904.537.8799
NCausey@myEPG.com

Will Anoka
Territory Manager

407.247.8781
WANoka@myEPG.com

John Miller
Territory Manager

813.299.0033
JMiller@myEPG.com

Paul Hart
Territory Manager

561.719.1395
PHart@myEPG.com



City of Tarpon Springs, FL 10/06/2021	Mobile Envirosight Pipeline Inspection Outpost	
	PRICE DIRECT FROM TALLAHASSEE PURCHASE CONTRACT #3708	Contract Price
Portable Outpost "Box" Build		
E-Outpost-RX-V3.0	Outpost Portable Enclosure/Inspection Platform; Aluminum Box is 46.5" H x 42.25" W x 42.25" D. interior painted non-glaring black. Box interior has shelving for monitor, VCR, CCU and Cable reel, Single Tool drawer. Includes Washdown System and Generator Slide Out Tray.	\$ 10,549.00
19" Tru-Vu Monitor	Viewing Monitor	\$ 1,019.00
E-U2000	U2000 Honda 2KW Generator	\$ 1,764.00
E-000-0036-00	Tiger Tail Cable Protector	\$ 67.90
E-000-0035-00	Top Manhole Roller	\$ 372.50
	Outpost and Build-out Total	\$ 13,772.40
Envirosight CCTV Equipment		
E-RX-SYS-Basic-21	Standard Rovver X System includes VC500 Controller with Vision Report Software installed, RAX300 Automatic Cable Reel with 300M (1000ft) cable, wireless remote controller, reel mounting frame, emergency stop cable, RX130 Quick Change version crawler with 3 sets of rubber wheels for 6" to 16" pipe diameter. RCX90 pan, tilt, zoom camera, Pressurization Kit, and Wincan VX entry license.	\$ 75,064.08
E-080-0704-01	(4) XXL Rubber QCD Wheels for pipes 16" dia. and larger	\$ 2,140.32
E-564-0900-04	Remote Lift Accessory - Camera Elevator Kit for RX130 - for pipes with 12" diameter and larger, raises the RCX90 on the RX130 Crawler	\$ 13,759.20
E-559-0900-03	LED Auxiliary Light with Backeye Camera for ROVVER X 130	\$ 3,974.88
	Envirosight Camera Equipment Total	\$ 94,938.48
Discount	Factory Promotional Discount	\$ (2,954.50)
	Transport/Delivery	\$ 0.00
	Subtotal	\$ 105,756.38
	Sales Tax	\$ 0.00
	TOTAL	\$ 105,756.38

See following page for Tallahassee Purchase Contract #3708 Information



All pricing is direct from **Tallahassee Purchase Contract #3708**

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Scroll down to Environmental Contract Pricing Page

Scroll down to Download the Envirosight Inspection Camera Contract

Please call me if you have any questions.

Thanks for the opportunity to earn your business!

Please reply to:

Brian Stewart, Inspection Division Manager

Environmental Products Group, Inc.

2525 Clarcona Road

Apopka, FL 32703

Cell: (407) 608-0544

Email: bstewart@myEPG.com

www.myepg.com

CONTRACT
No. 3708

THIS CONTRACT is executed this 6 day of April 2016 by and between the CITY OF TALLAHASSEE, a Florida municipal corporation, hereinafter called the "City" and ENVIRONMENTAL PRODUCTS OF FLORIDA CORPORATION, hereinafter called the "Contractor",

RECITALS

The City issued Request for Proposals No. 0096-15-KM-RC (such document and all addenda thereto, if any, being hereafter referred to as "RFP") seeking proposals for furnishing certain vehicles, trailers, and equipment used for cleaning, maintenance and repair of street, storm water and similar systems, as described in the RFP ("Vehicles", "Trailers", and "Equipment" respectively), and the Contractor submitted a certain proposal on September 29, 2015 ("Proposal") in response to that RFP. The City and the Contractor now desire to enter into a contract for the purchase of Vehicles, Trailers, and Equipment as more particularly set forth herein.

Therefore, in consideration of the mutual promises and covenants, obligations, and terms hereinafter set forth, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, City and Contractor hereby agree as follows:

SECTION 1.0 PURCHASE OF VEHICLES, EQUIPMENT AND ACCESSORIES

- 1.1 Contractor shall provide various Vehicles, Trailers, and Equipment as may be ordered from time to time by the City. All Vehicles, Trailers, and Equipment shall be priced, designed, constructed, and equipped in accordance with the specifications set forth in the Proposal and applicable Change Orders executed by the parties unless otherwise stated in this Contract. All Vehicles, Trailers, and Equipment shall conform and comply with all applicable federal, state, and local laws, statutes, ordinances, and regulations and shall be delivered in accordance with delivery schedules set forth in the RFP and the Proposal.

1.1.1 The Contractor and the City Fleet Management Division shall schedule the following meetings with respect to each order received from the City:

- (i) A pre-production meeting to completely review the specifications and drawings prior to commencing assembly or production. This meeting shall include the equipment manufacturer if appropriate. The Contractor shall be represented by qualified technicians/engineers to properly facilitate the design and construction requirements. At the option of the City, this meeting will be held either at City Fleet Management Division facilities or at the Contractor's facilities;
- (ii) A second meeting will be planned according to the needs of Fleet Management. At the option of the City, this meeting will be held either at City Fleet Management Division facilities or at the facilities of the equipment manufacturer, and,
- (iii) A final review and inspection when each Vehicle, Trailer, or Equipment is considered by the Contractor to be complete. In addition to a complete inspection, City representatives will conduct a full performance test of each Vehicle, Trailer, or Equipment and of all integral systems. The Contractor shall provide all technical information and representatives reasonably required to assist the City in these inspections and shall make available to the City all reasonably required third-party certifications. A technician shall be available to complete any needed repairs or to replace items not meeting specifications. At the option of the City, this meeting will be held either at City Fleet Management Division facilities or at the Contractor's facilities.

The Contractor shall coordinate arrangements for these meetings with the City Fleet Management Division and the cab and chassis manufacturer, if appropriate, at least three weeks prior to the scheduled meeting. The Contractor shall bear all costs related to participation of its representatives or personnel in these meetings and activities.

1.1.2 The City or the Contractor, at any time, may request changes in the specifications or requirements related to a particular Vehicle, Trailer, or Equipment. No changes shall become effective until reduced to writing and signed by duly authorized representatives of each party ("Change Order"). All such Change Orders shall include, as a minimum, the following information:

- (i) The specific changes to be made;
- (ii) Changes, if any, in the time for delivery of the Vehicle or Equipment; and,
- (iii) Changes in the price of the Vehicles or Equipment.

1.2 Equipment. The Contractor shall provide associated equipment, accessories and tools as set forth in the RFP and the proposal that may be ordered from time to time by the City. Additional equipment, accessory, and tool offerings shall be an option based on functionality. Manufacturers and models may change from time to time but functionality shall remain the same.

SECTION 2.0 PURCHASE OF PARTS

2.1 The Contractor shall provide such parts for all Vehicles, Trailers, and Equipment as may be ordered from time to time by the City. The Contractor shall provide on-line parts ordering capability, if available, for the City and, upon request, will provide original manufacturer part numbers. All parts ordered by the City shall be delivered FOB to the City Fleet Management Division within twenty-four (24) hours from placement of the order. Delays in shipment beyond the reasonable control of the Contractor shall be subject to Section 10.1; provided, however, the Contractor, in such event, shall promptly provide Notice to the City regarding the details of any such delay so the City can make a final determination regarding responsibility. Long lead time parts or components not reasonable to inventory or fabricated components not reasonable to inventory are examples of orders that may require a longer delivery time. The Contractor shall expedite all such orders as reasonably timely as is possible.

2.2 The Contractor shall maintain, at City Fleet Management Division facilities, an inventory of certain high volume of use and long lead-time parts for Vehicles and Equipment ("Consignment Parts"). Consignment Parts shall remain the property of the Contractor until use by the City; however, the City, unless otherwise provided herein, shall bear the risk of loss of all Consignment Parts while in the custody of the City. The City, based on information provided by the Contractor, shall be responsible for monitoring the shelf-life and condition of all Consignment Parts. The Contractor, at its cost, shall ensure that Consignment Parts that are used, otherwise withdrawn from stock, are determined to be obsolete, or are identified as being out of date or in an unusable condition are promptly replaced in inventory. This inventory of Consignment Parts will be audited annually for reconciliation purposes. The City agrees to allow the Contractor to use the Consignment Parts for other customer applications, so long as such parts are promptly replaced by the Contractor. The volume of these transactions should not cost the City additional inventory maintenance expenditures.

SECTION 3.0 TERM

The Term of this Contract shall be a period of Five (5) years, commencing on the date set forth in the introductory paragraph, unless earlier terminated in accordance with the terms of this Contract. Such term may be extended for an additional Five (5) year period, subject to mutual agreement of the parties.

SECTION 4.0 CONTRACT PRICING AND PAYMENT.

4.1 Vehicles, Trailers, and Equipment.

4.1.1 During the Term, the City shall pay the Contractor for each Vehicle, Trailer, and Equipment ordered by the City based upon the Contractor's current pricing at the time a particular order is placed, provided, however, that such price shall not exceed the following:

- (i) For the current model year, the initial prices as set forth in the Proposal;

- (ii) For subsequent model years, the purchase price paid for such model during the preceding model year plus any price increases from the manufacturer to Contractor, if Contractor submits confirmation of such increase satisfactory to the City, in its discretion to insure the manufacturer is within acceptable industry perimeters; and
- (iii) For any manufacturer, models or associated equipment not quoted in the Proposal, a price to be set by mutual agreement, which shall be no greater than the lowest price offered by the Contractor to any other customer.

The City reserves the right to purchase Vehicles, Trailers, and Equipment from other manufacturer(s) or dealer(s) whenever the City, in its discretion, determines that it is in its best interest to do so.

4.1.2 All prices shall be F.O.B. City of Tallahassee, Fleet Management, 400 Dupree Street, Tallahassee, Florida,. In addition to the limitations set forth in Section 4.1.1 above, the prices offered to the City during the term of this Contract shall be no greater than the lowest price offered by the Contractor to any customer. The City shall have the right to annually review and audit all Contractor contracts and sales records to verify that the Contractor is in compliance with this most favored pricing requirement. If the Contractor is found not to be in compliance, the City will notify the Contractor, in writing, of such fact, and the Contractor, within 30 days of its receipt of such notice, shall pay to the City the applicable price differential for all affected Vehicles, Trailers, and Equipment purchased by the City, plus interest thereon at the rate of six percent (6%), for the period from the date of final acceptance of each affected Vehicle, Trailer, or Equipment through the date of such notice from the City.

4.1.3 A standard warranty package (as described in the Proposal) is included in the price of each Vehicle, Trailer, and Equipment. Extended warranties shall be made available to the City at Contractor's cost from the manufacturer.

SECTION 4.2 Parts and Accessories.

The Contractor shall sell to the City all parts and accessories for Vehicles, Trailers, and Equipment in accordance with the pricing structure set forth in the Proposal; which cost may be modified from time to time by mutual agreement as set forth in an amendment. The pricing offered to the City during the term of this Contract shall be no greater than the lowest price offered by the Contractor to any customer. The City shall have the right to annually review and audit all Contractor records to verify that the Contractor is in compliance with this pricing requirement. If the Contractor is found not to be in compliance, the City will notify the Contractor, in writing, of such fact, and the Contractor, within 30 days of its receipt of such notice, shall pay to the City the applicable price differential for all affected parts and associated equipment purchased by the City, plus interest thereon at the rate of six percent (6%), for the period from the date of delivery of the affected parts or associated equipment through the date of such notice from the City. This provision (4.2) is for the City of Tallahassee only and is not intended for inclusion as part of any purchase by any other entity. Other options contained within the proposal shall be made available to other agencies, such as rentals, leasing, maintenance and buyback programs. The availability of such items to other agencies shall be at the discretion of the Contractor.

SECTION 4.3 Payment

- 4.3.1 All Vehicles, Trailers, Equipment, and parts prices shall be F.O.B. City of Tallahassee, Fleet Management Division, 400 Dupree Street, Tallahassee, Florida.
- 4.3.2 All proper invoices shall be paid by the City in accordance with the Local Government Prompt Payment Act, Section 218.70, Florida Statutes.
- 4.3.3 In addition to other remedies available under this Contract, the City shall have the right to deduct, offset against, or withhold from sums or payments otherwise due the Contractor any sums or amounts which the Contractor may owe to the City pursuant to provisions of this Contract, as a result of breach or termination of this Contract, or otherwise.

SECTION 5.0 DELIVERY AND ACCEPTANCE

- 5.1 The Contractor shall deliver, or shall cause the manufacturer to deliver; all Vehicles, Trailer, and Equipment to the City in accordance with the schedule set forth in the Proposal or such other time period as may be agreed by the parties. The Contractor and the City agree that timely delivery by the Contractor is of the essence of this Contract that the City will suffer damages in the event the Contractor fails to so perform, and that such damages may be difficult to precisely calculate or prove. As a result, the Contractor shall pay to the City, as liquidated damages and not as a penalty, the amount of \$100 per day, or portion thereof, for each day of delay in delivery of each Vehicle, Trailer, and Equipment ordered by the City. Such liquidated damages shall be paid in addition to any other recourse or remedy that may be available to City in the event of such a breach.
- 5.2 The Contractor shall fully assemble, service, and adjust each Vehicle, Trailer, and Equipment prior to delivery and shall demonstrate, to the satisfaction of the City that each delivered Vehicle, Trailer, and Equipment is in perfect mechanical condition. In the event a cab and chassis is shipped to the Contractor's facility for installation of Equipment, or a cab and chassis is provided by the contractor, the inspection and acceptance of that cab and chassis by the City shall be performed at the Contractor's facility under the direction and assistance of the Contractor. An inspection form approved by the City, provided by the cab and chassis manufacturer, will be completed by the Contractor to establish receipt date and condition of each cab and chassis. Upon delivery to the Contractor's facility, the Contractor shall be responsible for, and shall bear all risk of loss and damage to, each vehicle, equipment or accessory until it is delivered to the City at its specified location.
- 5.3 Delivery of a Vehicle, Trailer, or Equipment to the City does not constitute acceptance for the purpose of payment or warranty start time. The City shall inspect and test each delivered Vehicle, Trailer, and Equipment to determine whether it meets all specifications and requirements set forth in this Contract, and, within ten (10) days following delivery, the City shall notify the Contractor, in writing, of either its final acceptance of the Vehicle, Trailer, or Equipment or the failure of the Vehicle, Trailer, or Equipment to meet certain specifications and requirements. In the latter

case, the Contractor, within ten (10) days following its receipt of written notice from the City, shall deliver to the City a detailed proposal and schedule for corrective action. If the proposed corrective action is acceptable to the City, the Contractor will be given a written notice to proceed, and a new inspection, testing, and notice process shall commence upon completion of corrective action. If the proposed corrective action or schedule is not acceptable, or if approved corrective action is not timely completed, the City may refuse the affected Vehicle, Trailer, or Equipment. Contractor shall bear all risk of loss or damage to each Vehicle, Trailer, or Equipment until final acceptance by the City.

5.4 With each Vehicle, Trailer, and, Equipment the Contractor shall deliver to the City, in an electronic format or hard copy the following:

- (i) Up to three (3) copies of the technical and service manuals for the Vehicle, Trailer, or Equipment;
- (ii) Up to three (3) copies of the parts manual for the Vehicle, Trailer, or Equipment;
- (iii) One copy of the manufacturer's preventive maintenance schedule; and one copy of the operator's manual; and
- (iv) The manufacturer's statement of origin, title application, and all warranty documents.

5.5 All Vehicles, Trailers, and Equipment delivered to the City shall be owned by the Contractor and shall be delivered free and clear of all liens and security interests of any kind.

SECTION 6.0 INDEMNIFICATIONS.

6.1 The Contractor shall indemnify and save harmless the City, its officials and employees, from all losses, damages, costs, expenses, liability, claims, actions, and judgments of any kind whatsoever, including reasonable attorney's fees and costs of litigation, to the extent arising out of or caused by any act or omission of the

Contractor, its subcontractors, or their respective employees, officers, directors, or agents, in the performance under this Contract. The indemnification obligation under this clause shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under any Workers' Compensation Act, Disability Benefit Act, or other Employee Benefit Act.

- 6.2 The Contractor shall, at its sole expense, defend any claim, suit or proceeding brought against the City, its official or employees, to the extent such claim, suit or proceeding is based on a claim that any Vehicle, Trailer, or Equipment, or any portion thereof, furnished under this Contract (collectively, "Infringing Work") constitutes infringement of any registered patent of the United States of America or country county of manufacture, provided that City shall give the Contractor prompt written notice of any such claim, suit or proceeding and shall give the Contractor authority, information and assistance in a timely manner for the defense of the same. The Contractor shall indemnify and hold the City, its officials or employees, harmless from and against all costs and damages awarded, and all attorneys' fees incurred or awarded, in any suit or proceeding so defended. The Contractor will not be responsible for any settlement or proceeding made without its prior written approval. In case said Infringing Work is held to constitute an infringement and the use of said Infringing Work is enjoined, the Contractor shall, at its own expense and at its option, either (a) procure for City the right to continue using said Infringing Work, (b) replace said Infringing Work with substantially equivalent, equally functional, non-infringing work, parts or combination thereof, or (c) modify such Infringing Work so that it becomes non-infringing, while maintaining the same functionality.

SECTION 7.0 INSURANCE

- 7.1 Prior to commencing work, Contractor shall procure and maintain at Contractor's own cost and expense for the duration of the Contract, the following insurance against claims for injuries to person or damages to property which may arise from or in connection with the performance of the Scope of Services hereunder by Contractor, its agents, representatives, employees or sub-consultants. The cost of such insurance shall be borne by Contractor.

7.1.1 Contractor shall maintain the following coverage with limits no less than the indicated amounts:

(a) Commercial General/Umbrella Liability Insurance - \$1,000,000 limit per occurrence for property damage and bodily injury. The certificate of insurance shall state whether the coverage is provided on a claims-made or preferably on an occurrence basis. The insurance shall include coverage for the following:

- (i) Premise/Operations
- (ii) Explosion, Collapse and Underground Property Damage Hazard (only when applicable to the project)
- (iii) Products/Completed Operations
- (iv) Contractual
- (v) Independent Contractors
- (vi) Broad Form Property Damage
- (vii) Personal Injury

(b) Business Automobile/Umbrella Liability Insurance - \$1,000,000 limit per accident for property damage and personal injury.

- (i) Owned/Leased Autos
- (ii) Non-owned Autos
- (iii) Hired Autos

(c) Workers' Compensation and Employers'/Umbrella Liability Insurance - Workers' Compensation statutory limits as required by Chapter 440, Florida Statutes. This policy should include Employers'/Umbrella Liability Coverage for \$1,000,000 per accident.

7.1.2 Other Insurance Provisions

(a) Commercial General Liability and Automobile Liability Coverage

- (i) City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers are to be covered as additional insured's as respects: liability arising out of activities performed by or on behalf of Contractor; products and completed operations of Contractor; premises owned, leased or used by Contractor or premises on which Contractor is performing Services on behalf of City. The coverage shall contain no special limitations on the scope of protection afforded to City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers.
 - (ii) The Contractor insurance coverage shall be primary insurance as respects City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers. Any insurance or self-insurance maintained by City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers shall be excess of Contractor insurance and shall not contribute with it.
 - (iii) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers.
 - (iv) Coverage shall state that Contractor's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- (b) Workers' Compensation and Employers' Liability and Property Coverage

The insurer shall agree to waive all rights of subrogation against City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers for losses arising from activities and operations of Contractor in the performance of its obligations under this Contract.

(c) All Coverage

- (i) Each insurance policy required by this Article shall be endorsed to state that coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days prior written notice has been given to City in accordance with this Contract.
- (ii) If Contractor, for any reason, fails to maintain any insurance coverage that is required pursuant to this Contract, the same shall be deemed a material breach of contract. City, at its sole option, may terminate this Contract and obtain damages from Contractor resulting from said breach.
- (iii) Alternatively, City may purchase such required insurance coverage (but has no special obligation to do so), and without further notice to Contractor, City may deduct from sums due to Contractor any premium costs advanced by City for such insurance.

7.1.3. Deductibles and Self-Insured Retention's

Any deductibles or self-insured retentions must be declared to and approved by City. At the option of City, the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects City, members of its City Commission, boards, commissions and committees, officers, agents, employees and volunteers; or Contractor shall procure a bond guaranteeing payment of losses, related investigation, claim administration and defense expenses.

7.1.4. Acceptability of Insurers

Insurance is to be placed with Florida admitted insurers rated B+X or better by A.M. Best's rating service.

7.1.5. Verification of Coverage

Contractor shall furnish City with certificates of insurance and with original endorsements affecting coverage required by this clause. The certificates and endorsements for each policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Upon execution of the contract documents, the certificates and endorsements are to be received and approved by City before work commences.

SECTION 8.0 TERMINATION

- 8.1 The City may, by written notice to the Contractor, terminate this Contract in whole or in part, at any time, either for the convenience of City or because of failure of the Contractor to fulfill its obligations. Upon receipt of such notice, the Contractor shall immediately discontinue all work affected (unless the notice directs otherwise).
- 8.2 If the termination is for the convenience of the City, the Contractor shall be paid for each Vehicle, Trailer, and Equipment, all parts, and all accessories delivered and finally accepted as of the effective date of termination.
- 8.3 If the termination is due to the failure of the Contractor to fulfill its obligations under this Contract, the Contractor shall be liable to City for reasonable additional costs incurred by City as a result of such breach.
- 8.4 If, after notice of termination for failure to fulfill its obligations under this Contract, it is determined that Contractor has not so failed, the termination shall be deemed to have been effected for the convenience of City.

- 8.5 The rights and remedies of the parties provided in this Section 8 are in addition to any other rights and remedies such party may have at law, in equity, or under this Contract.

SECTION 9.0 WARRANTY AND MAINTENANCE

- 9.1 The Contractor hereby warrants all Vehicles, Trailers, and Equipment as set forth in its Proposal and the individual warranty documents delivered with each item. The Contractor will respond, on-site in Tallahassee, for all warranty repairs within twenty-four (24) hours following notice from the City. Contractor may request an additional twenty-four (24) hours where circumstances prohibit agreed upon response time. The City reserves the right to deny any such requests based on the needs of the City.
- 9.2 Through the manufacturer, the Contractor will make available to the City, at any time during the first thirty (30) days after each Vehicle, Trailer, or Equipment has been placed into service, the option to purchase an extended warranty for such Vehicle, Trailer, or Equipment at the Contractor's cost of such warranty from the manufacturer.
- 9.3 The Contractor shall provide training as provided for in the Proposal. The City prefers to have the Contractor complete all warranty work, and the City shall perform such work only in the event of exigent circumstances. The Contractor, within thirty (30) days of receipt of an invoice therefore, will pay the City for all such warranty work completed by the City in an amount equal to the fully loaded costs for personnel performing such work. At the request of the Contractor, the City will provide documentation of such costs.
- 9.4 The Contractor agrees to place at least one manufacturer-trained technician approved by the City's Superintendent, Fleet Management ("Superintendent"), at the Fleet Management Division facilities at 400 Dupree Street. This technician shall facilitate and expedite both warranty-related work and general repairs, as directed by the Superintendent with respect to all Vehicles, Trailers, and Equipment purchased under this Contract. The Contractor shall process all paper work in conjunction with

warranty-related work or claims. The City shall not be obligated to pay the Contractor for any warranty-related repairs or replacements; however, the Contractor shall be entitled to receive any reimbursement or payment that may be offered by the manufacturer with respect to warranty repairs, replacements, or claims performed or paid by the Contractor. Non-Warranty repairs performed by the Contractor at the City's facility will be billed to the City at \$60.00 per hour at the time repairs are performed, which labor rate shall not increase more than the Contractor's actual cost for such labor for the duration of this Contract. Warranty related activities will be the first responsibility of the technician. In cases where the amount of warranty work does not require 40 hours in a particular week the City shall provide non-warranty assignment. Warranty and non-warranty assignments together shall not be more than 40 hours in any week. This excludes weeks where vacations, holidays or sickness prevents the technician from an actual 40-hour week.

SECTION 10.0 MISCELLANEOUS PROVISIONS

- 10.1 Time shall be of the essence in performance of this Contract; provided, however, that either party shall be excused from timely performance under this Contract to the extent that, but only to the extent that, such delay is the result of any cause beyond the reasonable control of, and not the result of negligence or the lack of diligence of, the party claiming such excuse from timely performance.
- 10.2 Failure to enforce or insist upon compliance with any of the terms or conditions of this Contract or failure to give notice or declare this Contract terminated shall not constitute a general waiver or relinquishment of the same or any other terms, conditions, or acts; but the same shall be and remain at all times in full force and effect.
- 10.3 If written notice to a party is required under this Contract, such notice shall be given by hand delivery, recognized overnight delivery service, or by first class mail, registered and return receipt requested, to the Contractor as follows:

Jeffrey H. Haase
Environmental Products of Florida, Corp.
2525 Clarcona Rd.
Apopka, Florida 32703
And to the City as follows:

City of Tallahassee
Fleet Management Division
400 Dupree Street
Tallahassee, Florida 32304
Attn: Fleet Superintendent

- 10.4 Contractor shall not assign any of their rights or obligations under this Contract without prior approval by the City.
- 10.5 Contractor shall be responsible for the actions of any and all of their subcontractors and consultants. Neither subcontractors nor any consultants shall interface directly with the City.
- 10.6 This Contract and every question arising hereunder shall be construed, interpreted, or determined according to the laws of the State of Florida. Venue for any action brought in relation to this Contract shall be placed in a court of competent jurisdiction in Leon County, Florida.
- 10.7 As required by Section 287.133, (2) (a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or a public work, may not submit proposals on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in s.287.010 for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list. Any

person must notify the City within thirty (30) days after a conviction of a public entity crime applicable to that person or to an affiliate of that person.

- 10.8 The language of this Contract shall be construed according to its fair meaning, and not strictly for or against either City or Contractor. The section headings appearing herein are for the convenience of the parties and shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions of this Contract. If any provision of this Contract is determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision of this Contract and all such other provisions shall remain in full force and effect; and it is the intention of the parties hereto that if any provision of this Contract is capable of two constructions, one of which would render the provision void and the other of which would render the provisions valid, then the provision shall have the meaning which renders it valid.
- 10.9 Contractor agrees that it will not discriminate against any employee or applicant for employment for work under this Contract because of race, color, religion, gender, age or national origin and will take affirmative steps to ensure that applicants are employed and employees are treated during employment without regard to race, creed, color, sex, marital status or national origin. The Contractor will post a copy of this pledge in a conspicuous place, available to all employees and job applicants and will place or cause to be placed a statement in all solicitations or advertisement for job applicants, including subcontracts, that the respondent is an "Equal Opportunity Employer".
- 10.10 Either party shall be excused from timely performance under this Agreement to the extent, but only to the extent, such delay is the result of any cause beyond the reasonable control of, and not the result of negligence or the lack of diligence on the part of, the party claiming such excuse from timely performance.
- 10.11 The Contractor, if requested by the City, shall repurchase/buy back Vehicles, Trailers, and Equipment as set forth in the Proposal, provided that such Vehicle, Trailer, or Equipment is in good mechanical condition with body damages exceeding \$1,000.00 in repair costs having been repaired to original equipment manufacturer standards. The City and Contractor agree to the repurchase/buy back rates for such

Vehicles, Trailers, and Equipment as set forth in the Proposal (Binder #2). The Contractor's obligation to repurchase/buy back Vehicles, Trailers, and Equipment shall not be contingent on the City's purchasing a replacement unit from the Contractor.

- 10.12 The Contractor shall make Vehicles, Trailers, and Equipment available to other governmental entities on the same terms and conditions as set forth in this Contract. Should any such entity purchase a Vehicle, Trailer, or Equipment on such basis, the Contractor shall report such purchases to the City and, within thirty (30) days following final payment for each such purchase, shall provide payment by check to the City in the amount of 0.75% of the purchase price of such Vehicle, Trailer, and Equipment. This provision shall apply to all purchases initiated during the term of this Agreement, excluding parts and maintenance, even if such purchase continues and payment is received after the expiration of the Term.
- 10.13 The City and Contractor may, at the discretion of the City, participate in, Preventive Maintenance Plans, Full Service Maintenance Plans, Buy-Back Plans, Extended Warranty Plans, Rental Plans or Leasing Plans as set forth in the proposal or by mutual agreement. The City reserves the right to participate in any programs or incentives that may become available through the Contractor or manufacturer, which in the opinion of the City, would be in its best interest.
- 10.14 It is understood and agreed that this Contract, including exhibits and references (if any), is the entire Contract between the parties and supersedes all prior oral agreements and negotiations between the parties relating to the subject matter hereof. City and Contractor, by mutual agreement, may change or amend the terms and conditions of this Contract. All such changes or amendments shall be set forth in a written amendment to this Contract.
- 10.15 If any portion of this Contract, or any Exhibit or portion thereof, is held to be invalid by a court of law, such provision shall be considered severable, and the remainder of this Contract shall be construed and enforced in a manner consistent with the intent of the Parties.

10.16 It is the intent of the Parties that any provision of this Agreement that, by its terms or by any reasonable interpretation thereof, is intended to survive termination (whether by expiration, default, extinguishment or otherwise) of this Agreement, including indemnity obligations, will do so.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized representatives, effective the date first above written.

CITY OF TALLAHASSEE

Attest:

By: James G. Cooke, IV
James G. Cooke, IV
City Treasurer-Clerk

By: Andre Libroth
Andre Libroth
Manager for Procurement Services

Approved as to form:

By: [Signature]
City Attorney

**ENVIRONMENTAL PRODUCTS OF
FLORIDA CORPORATION**

[Signature]
Witness as to Contractor
[Signature]
Witness as to Contractor

By: [Signature]
Name: JEFFREY H. HAASE
Title: PRESIDENT



2-22-17

Mr. Jeff Shepard
City of Tallahassee
Fleet Management
400 Dupree Street
Tallahassee, FL 32304
Via Email: jeff.shepard@talgov.com

Ref: Contract #3708

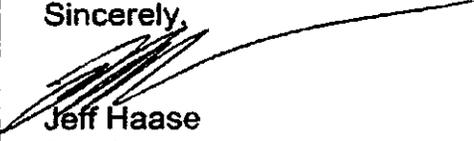
Dear Jeff:

The purpose of this correspondence is to request a name change on contract to Environmental Products Group Inc., dba Environmental Products of Florida. The FEIN 59-3757718 stayed the same.

Attached are the documents verifying change from the State of Florida.

If there are any questions, please feel free to contact me.

Sincerely,



Jeff Haase
President
407-798-0004
352-427-6621 Cell
jhaase@myepg.com

PC Eddie.tyer@talgov.com
Angela.baldwin@talgov.com
Terry.lowe@talgov.com
jmiller@myepg.com

CORPORATE

525 Clarcona Rd.
Apopka, FL 32703
P: 407.798.0004
F: 407.798.0013

DEERFIELD BEACH

907 SW 43rd Terrace
Deerfield Bcn, FL 33442
P: 954.518.9923
F: 954.518.9926

ATLANTA

410 Wendell Dr SW
Atlanta, GA 30336
P: 404.693.9700
F: 404.693.9690



CITY OF TALLAHASSEE

January 21, 2021

Via email:

Christopher Haase chaase@myepg.com
Environmental Products Group
2525 Clarcona Rd.
Apopka, FL 32703

Re: Extension Letter - Contract No. 3708
RFP No. 0086-15-KM-RC - Purchase of Equipment used for Cleaning, Maintenance and Repair of
Street, Sewer, Storm Water and Similar Systems

Mr. Haase:

The above referenced contract will expire April 6, 2021. As such, this letter shall serve as the City of Tallahassee's formal notice to extend the above referenced contract for the period April 7, 2021 through April 6, 2026.

Per City records, your certificate of insurance (COI) has expired. Per Section 5 no work shall be performed against subject master contract until a valid COI has been received and the City approves all required minimum insurance coverage, as required by said contract. Therefore, please submit the required certificate of insurance (COI) to cover the remainder of the extended period. Indicate the contract number on all future insurance certificates for reference purposes. NOTE: PER THE CONTRACT TERMS THE CITY OF TALLAHASSEE MUST BE NAMED AN ADDITIONAL INSURED ON THE COI. The COI may be

faxed to (850) 891-8177;
emailed to Cindy.Dickinson@talgov.com; or
mailed to: Treasurer Clerk Office/Contracts Division
300 S. Adams Street, Mail Box A-31
Tallahassee, FL 32301

Please indicate your firm's acceptance of this extension by signing and dating below and returning this letter via AdobeSign. The City looks forward to continuing its excellent working relationship with your firm. Should you have any questions please contact Keith Milton at keith.milton@talgov.com, or telephone (850) 694-7001.

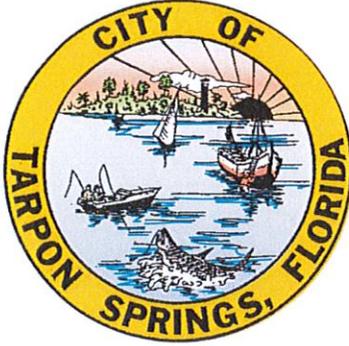
Sincerely,

Veronica McCrackin
Manager for Procurement Services

ACCEPTANCE OF CONTRACT EXTENSION

Signature
Name (Type or Printed)
Date

[Signature]
Christopher Haase
01/25/2021



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *QL*
FROM: Anela Saday, Senior Procurement Analyst *AS*
DATE: 10/26/2021
SUBJECT: Award File No. 220029-N-AS, AirVac/Aqseptence Replacement Parts, Components, Pumps, and Appurtenances

RECOMMENDATION:

Award File No. 220029-N-AS, Single Source Purchase of AirVac/Aqseptence Replacement Parts, Components, Pumps, and Appurtenances to Aqseptence Group Inc., for the period of October 27, 2021 through October 26, 2022, in a not to exceed amount of \$35,000.00, for the Public Services Department - Wastewater Collections and Utilities Maintenance. Purchase Orders will only be issued against approved budgets.

BACKGROUND:

The purpose of this contract is to purchase AirVac/Aqseptence-brand replacement equipment, which is used to operate and maintain the City's vacuum lift station near Lake Tarpon. Staff determined this system to be the most feasible and appropriate for the unique topography of that area. Using like replacement parts, components, pumps, and appurtenances are required to maintain compatibility and interchangeability with the City's existing AirVac/Aqseptence equipment (see attached memo).

FUNDING: 402-4602-536-4600/5200 Water & Sewer Enterprise Fund Sewage Collection
402-4604-536-4600/5200 Lift Stations Account

Accepted by: _____
City Manager

Attest: _____
City Clerk



Public Services Department

Paul Smith
Public Services Director

Memorandum

Date: October 11, 2021
To: Janina Lewis, Procurement Services Director
Through: Paul Smith, Public Services Director PS
From: Raymond Page, Utilities Superintendent
Francisco Pavez, Utilities Maintenance Supervisor
Subject: Authorize Single Source Purchase of replacement parts, components, pumps, and appurtenances from AirVac/Aqseptence Group Inc.

Recommendation

Authorize Single Source Purchase not to exceed \$35,000 of replacement parts, components, pumps, and appurtenances from AirVac/Aqseptence Group Inc. for Wastewater Collections and Utilities Maintenance Departments.

Background

The City has a vacuum lift station and corresponding collection system in a portion of the City near Lake Tarpon. This system was determined to be most feasible for the unique topography of that area and differs in operation and parts required from other wastewater collection systems in the City. This vacuum sewage station requires proprietary replacement components such as pumps, vacuum pits, and appurtenances that are only provided by AirVac/Aqseptence Group Inc.

These replacement components are proprietary of the system and no other products can be used as substitutes, making AirVac/Aqseptence Group Inc a single source provider.

Funding

Funds for this equipment are budgeted in the Water and Sewer enterprise fund Sewage Collection account 402-4602-536 and Lift Stations account 402-4604-536.

Prepared By: Public Services Department



September 29, 2021

City of Tarpon Springs, Florida
200 Dixie Highway; P.O. Box 5004
Tarpon Springs, FL 34688

Ref: Sole Source – City of Tarpon Springs

Francisco Pavez,

Airvac®

**Vacuum Technology
Systems**

Aqseptence Group, Inc.
4217 N Old U.S. 31
Rochester, IN 46975

Phone +1 574 223 3980
Info.airvac@aqseptence.com
www.aqseptence.com

This letter acknowledges that the AIRVAC brand products are of a sole source nature and can only be purchased through Aqseptence Group, Inc. In addition, products manufactured outside of AIRVAC specifically for AIRVAC are of a sole source nature.

Any purchase order issued will need to be directed to Aqseptence Group, Inc. (DBA AIRVAC) at our home office at 4217 N Old U.S. 31, Rochester, IN 46975.

Please contact our Customer Service & Spare Part Department when placing your order. Phone 800-247-8229, Press #2

Our standard payment terms and conditions form part of this offer.

As a matter of importance, the AIRVAC brand design uses a unique two-phase, plugless vacuum sewerage transport system and certain of its components are protected by various United States patents. Obviously, the patented system and components may not be used or sold without authorization by Aqseptence Group, Inc. Purchase of an equipment package from Aqseptence Group, Inc. and use according to the AIRVAC brand specifications is an authorized use.

If you have any questions regarding the sole source issue, please feel free to call our office.

Sincerely,
Airvac

A handwritten signature in black ink that reads "Ronald H. White". The signature is written in a cursive, slightly slanted style.

Ron White
Project Manager

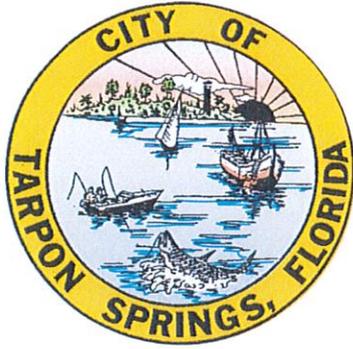
Greg Namyak
Service Department Manager
Ext. 3744

Becky Murphy
Part sales and Training Instructor
Ext 3904

Becky Smith
Parts sales
Ext 3870

RW

cc: Clint Hawn, Service Department, Julie Kotterman, Dave Elias



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *JL*
FROM: Anela Saday, Senior Procurement Analyst *AS*
DATE: 10/26/2021
SUBJECT: Award File No. 220022-N-AS, Single Source Purchase of Hach Equipment

RECOMMENDATION:

Award File No. 220022-N-AS, Single Source Purchase of Hach Equipment to Hach Company in an annual not to exceed amount of \$50,000.00 for the period of October 19, 2021, through October 18, 2022, for the RO Water and Wastewater Treatment Facilities. Purchase Orders will only be issued against approved budgets.

BACKGROUND:

The purpose of this contract is to purchase Hach equipment, which is used by the RO Water and Wastewater Facilities for process and compliance monitoring in accordance with state and federal requirements. Hach equipment purchases will include but are not limited to, SC200 Digital Instrument Controllers, various reagents for the Hach SL1000 Water Quality Meters, NTU Meters, pH probes and DO Transmitter Balls as well as service and maintenance on its equipment. Hach Company is the sole manufacturer and direct distributor of Hach-brand equipment (see attached memo).

FUNDING: 402-4305-536-4600/5200 Water Treatment Plant
402-4603-536-4600/5200 Sewage Treatment Plant

Accepted by: _____
City Manager

Attest: _____
City Clerk



Public Services Department

Paul Smith
Public Services Director

Memorandum

Date: October 11, 2021
To: Janina Lewis, Procurement Services Director
Through: Paul Smith, Public Services Director
Raymond Page, Utilities Superintendent *PS*
From: Rob Marcincuk, Wastewater Treatment Plant Chief Operator
Subject: Authorize Single Source Purchases for Hach Equipment, Service and Maintenance for the RO Water Facility and Wastewater Treatment Facility

Recommendation

Authorize single source purchases for Hach equipment, service and maintenance for the RO Water Facility and Wastewater Treatment Facility, in the amount of \$50,000.

Background

Hach is the single source provider for several analytical equipment items at the Water and Sewer Treatment Facilities. These components and supplies are used for measuring water quality parameters in laboratory analysis, distribution sample measurements, and online instrumentation. Examples of these products include feed rack analyzers, analytical probes, portable analyzer units for the field, and consumable products such as laboratory reagents used in water quality sample testing to measure parameters including dissolved oxygen, chlorine, and the mineral content of water samples.

The RO Water and Wastewater facilities use Hach equipment for process and compliance monitoring, which are necessary to maintain the operation of these facilities and keep them in compliance with state and federal requirements. These purchases are vital to maintaining operation of the City's water and wastewater treatment facilities.

Funding

Water Treatment Plant account 402-4305-536-46.00 and Water Quality account 402-4302-536-46.00

Wastewater Treatment Plant account 402-4603-536-46.00

The Sole Authorized Manufacturer and Distributor (Direct/Indirect) Letter

October 12, 2021

Customer Name: City of Tarpon Springs

Customer Address: PO Box 5004

Customer City, State & Zip: Tarpon Springs, FL 34688

Customer Account Number: 040109

RE: SOLE SOURCE LETTER – Hach Brand Instruments

Hach Brand Products – Instruments and Chemistry: Brands to include, but not limited to:

Other Hach Brands

Evita, GLI, Hach, Homeland Security Technologies, OPS Systems, Orbisphere, Polymetron, Sigma, Anatel, Dr. Lange, Environmental Test Strips, HIAC, Hydrolab, IQ Scientific Instruments, Lachat Instruments, Leica Microsystems, Marsh-McBirney, Met Onem OTT, Hydrometry, Radiometer Analytical, Sea-Bird Electronics, WET Labs, Hach WIMS™, CLAROS Collect, Mobile Sensor Management

Thank you for your interest in Hach Company products. This letter is to advise that Hach Company is the sole source manufacturer for all Hach branded instrumentation and chemistry. This excludes all resell items, such as glassware, measuring spoons, brushes, and other general lab accessories. Any software or firmware additions or alterations must be purchased directly from Hach Company.

This letter is to confirm that Hach Company is the sole authorized manufacturer and distributor (direct/indirect) of the item(s) listed above.

Thank you for your interest in Hach Company Products. If we can be of further assistance, please contact us at 800-227-4224.

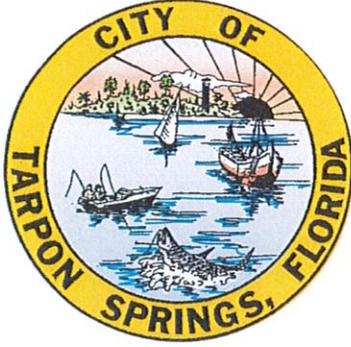
Thank you.



Alyssa Prill - Hach Company
Bid Specialist
10/12/2021



Be Right™



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *QL*
FROM: Anthony McGee, NIGP-CPP, CPPO, CPPB, MBA, Senior Procurement Analyst *AM*
DATE: 10/26/2021
SUBJECT: Award File No. 220032-C-AM Park and Playground Equipment, utilizing School District of Manatee County Bid No. 21-0053-MR

RECOMMENDATION:

Award File No. 220032-C-AM, Park and Playground Equipment utilizing School District of Manatee County School Bid No. 21-0053-MR, to Creative Shades Solutions in an amount not to exceed \$78,000.00 for the Public Works Department.

BACKGROUND:

On August 25, 2020, the School District of Manatee County awarded a contract for Park and Playground Equipment effective through August 31, 2023.

The purpose of this contract is for the purchase and install of three (3) triangle shade sails and one (1) swing shade-2 bay over the playground equipment at Sunset Beach (see attached memo). Manatee County School District competitively bid and awarded a contract for park and playground equipment to Creative Shades Solutions and the contractor has agreed to extend the contract pricing to the City.

FUNDING: Local Option Sales Tax, 307-8603-572.63 Project CR2205

Accepted by: _____ Attest _____
City Manager City Clerk



**Public Works Department
Office of the Director**

To: Janina Lewis, Procurement Services Director

From: Tom Funcheon, Public Works Director

Date: October 15, 2021 

Subject: Piggyback School District of Manatee County , Contract #21-0053-MR
for Shade Sails

Recommendation:

Approve utilizing (piggyback) School District of Manatee, Contract #21-0053-MR for new Shade Sails from Creative Shade Solutions in the amount of \$78,000.

Background:

This new shade sails will be placed at Sunset Beach over the playground equipment.

Funding is budgeted in Local Option Sales Tax, account # 307-8603-572.63, project #CR2205.

CREATIVE SHADE SOLUTIONS

Quote

719 Wesley Ave.
 Tarpon Springs, FL 34689
 727-947-3067
 www.creativeshadesolutions.com

Date	Quote:
9/13/2021	Sunset 9-1321

Bill To
City of Tarpon Springs 325 E. Pine Street Tarpon Springs, FL 34689

Ship To:
Sunset Beach

Project	Sales Person	P.O. No.

Qty	Item #	Description	Unit Price	15% Disc Amount
1	CUSTOM	1 @ 25'X25'X25' Triangle Shade Sail 2 @ 25'X25'X30' Triangle Shade Sail Fabric Color: _____ 6 Post Column Powder Coated Color: _____ 12' Low and 16' High w/ quick release cables Limited 20-year warranty Limited 10-year warranty on all Commercial 95 Fabric 2	\$ 40,000.00	\$34,000.00
1	Swing Shade 2 bay	Bay Swing w/ Integrated Shade 2 belts 2 buckets	\$ 20,000.00	\$17,000.00
1	Engineer Set	Sealed Engineered Drawings(2 Sets) @ \$750.00 each	\$ 1,500.00	\$ 1,500.00
1	INSTALL	Installation w/ permits Cost of permit fees waived by city. Manatee County SB Bid No. 21053-MR. Contract Period Sept 1,2020 Through August 31, 2023. Note: City to remove existing swings	\$ 30,000.00	\$25,500.00

- This is a quotation on the goods named, subject to the conditions noted below:
- Siteplan/Survey must be provided by client/owner showing the property as needed for permitting.
- Client will do the locating services. call 811 before digging
- No site work included, client will fix any damaged underground pipe or wires.
- Client will provide water and electricity. Water and electric available on job site.
- Dirt will be moved 75' away at no costs. Construction dumpster on job site.
- Client will provide easy access to the work area, by removing fences etc.
- Will use standard insurances. Any extra insurance requiremnts must be quoted on.
- If we don't do the installations : Add 7% for sales tax.
- 3% Credit Card Processing Fee
- 50% Deposit required.

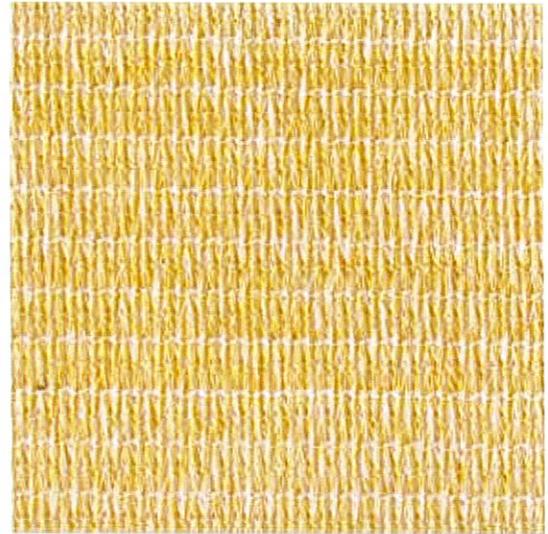
Subtotal Disc Price \$ 78,000.00

Freight (NO CHARGE) Local

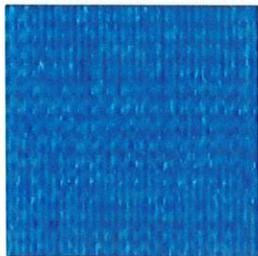
Total Discounted Price \$78,000.00

THANK YOU FOR YOUR BUSINESS!

- ♦ Designed to "breathe" Coolaroo allows cooling breezes to flow through, significantly reducing temperatures beneath.
- ♦ Designed specifically for use in fabric structures, awnings and shade covers.
- ♦ Flame Resistant, NFPA 701, Test 2 (2004) and E-84.



Desert Sand



Aquatic Blue



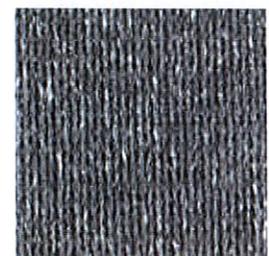
Black



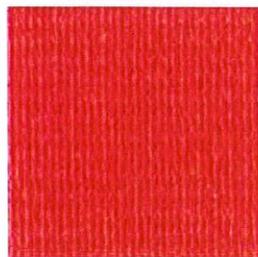
Brunswick Green



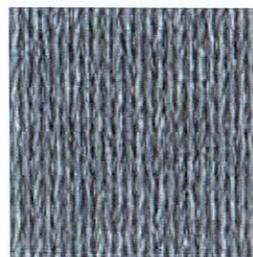
Cayenne



Charcoal



Cherry Red



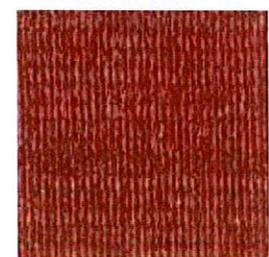
Gun Metal



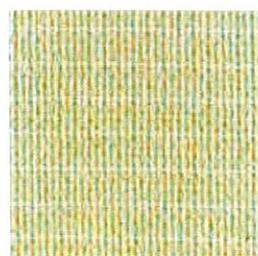
Natural



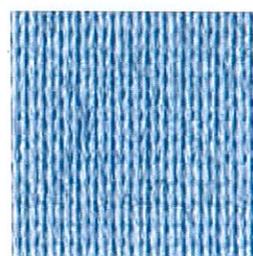
Navy



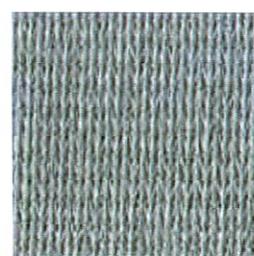
Ochre



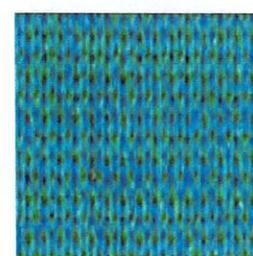
Rivergum



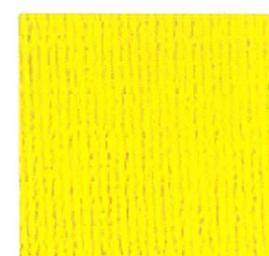
Sky Blue



Steel Grey



Turquoise



Yellow

Powder Coat Color Options

(Hot Dip Galvanized finish available upon request)

			
Signal Red RAL 3001	Brown Red RAL 3011	Sepia Brown RAL 8014	Beige RAL 1001
			
Signal Blue RAL 5005	Cobalt Blue RAL 5013	Moss Green RAL 6005	Zinc Yellow RAL 1031
			
Traffic Black RAL 9017	Window Grey RAL 7040	Light Ivory RAL 1015	Signal White RAL 9003

TABLICATION OF BIDS ON PARK AND PLAYGROUND EQUIPMENT, MCSD No. 21-0053-MR

Bids Due: 3:00 p.m., July 22, 2020

NOTES:

- (24) or per discounts applied in catalog
- (25) per discount applied in Playspace catalog
- (26) Discounts included in Playspace/Rubber Designs Catalog
- (27) Off Playgrounds Sets - Excludes Tot Builders, Custom Design Studio, Early Childhood Clever Climbers and Tot Tree
- (28) Off Parts
- (29) Pages 182 to 185
- (30) off site amenities
- (31) Pages 186 and 187
- (32) Off Shade
- (33) pH Safety Surface (PIP)
- (34) Which equates to 35% of equipment list price before discount
- (35) Included in Price
- (36) Permits/Signed & Sealed Engineered Drawings not included. Prices TBD per Project
- (37) Note: Prepay + Add Freight for all manufacturers. Any permitting requirements and costs (if applicable) will incur an additional fee.
- (38) Playground Equipment - 34%
 - Site Equipment - 35%
 - Shade Structure - 110%
 - Surfacing Materials
 - Forestry Resources - 60%
 - Cowart Mulch - 60%
 - IMC Outdoor - 40%
 - Pierrection Rubber Products 40%
- (39) Prepay & Add freight for all manufacturers
- (40) \$900.00 Minimum charge for installation
- (41) Industrial Shade Port manufactures and installs our own equipment
- (42) BSN Sports Exceptions to percentage off bid Spring 2020 catalog-see list

Failure to file a protest within the time prescribed in section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under chapter 120, Florida Statutes.



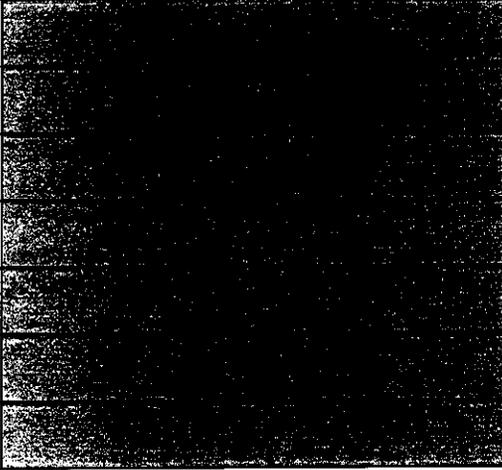
TABULATION OF BIDS ON PARK AND PLAYGROUND EQUIPMENT, MCSD No. 21-0053-MR

Bids Due: 3:00 p.m., July 22, 2020

BIDDERS:	ITEM 3: SHADE STRUCTURE		
	Catalog Name	Number	Discount
A&B Management Group, Inc. dba Southern Park and Play Systems			
Advanced Recreational Concepts			
Apollo Singuard Systems, Inc.			
Bliss Products and Services, Inc.			
Creative Shade Solutions			
Industrial Shadeports, Inc.			
Kompan, Inc.			

TABULATION OF BIDS ON PARK AND PLAYGROUND EQUIPMENT, MCSD No. 21-0053-MR

Bids Due: 3:00 p.m., July 22, 2020

BIDDERS:	ITEM 6: REPAIRS HOURLY RATE- PER HOUR	ITEM 7: PERCENTAGE MARK UP FOR REPAIR MATERIAL.	
A&B Management Group, Inc dba Southern Park and Play Systems			Digital Catalogs
Advanced Recreational Concepts			Digital Catalogs
Apollo Sanguard Systems, Inc			Digital Catalogs
Bliss Products and Services, Inc			Printed Catalogs
Creative Shade Solutions			Digital Catalogs Printed Catalogs
Industrial Shadeports, Inc			Digital Catalog
Kompan, Inc			Digital Catalog Printed Catalogs

TABULATION OF BIDS ON PARK AND PLAYGROUND EQUIPMENT, MCSD No. 21-0053-MR

Bids Due: 3:00 p.m., July 22, 2020

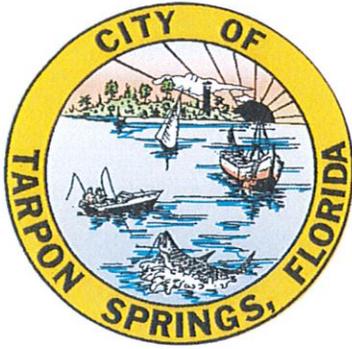
BIDDERS:	ITEM 6: REPAIRS HOURLY RATE- PER HOUR	ITEM 7: PERCENTAGE MARK UP FOR REPAIR MATERIAL	
Project Innovations, Inc.			Digital Catalog Printed Catalogs
Rep Services, Inc.			Printed Catalogs
Superior Park Systems, Inc.			Printed Catalogs
Swartz Associates, Inc.			No Catalogs
Top Line Recreation, Inc.			Digital Catalog
Varsity Sports dba BSN Sports, LLC (42)			No Catalogs

TABULATION OF BIDS ON PARK AND PLAYGROUND EQUIPMENT, MCSD No. 21-0053-MR

Bids Due: 3:00 p.m., July 22, 2020

NOTES:

- (1) Open Market/Playgrounds
- (2) Allsport/2020 Athletic Equip
- (3) or discounts applied in catalog
- (4) per discount applied in Playspace catalog
- (5) Discounts included in Playspace/Rubber Designs catalog
- (6) See attached copy of price list
- (7) This does not include any site prep, permitting or concrete work. Shelter and shade foundations will be additional. Some vendors offer a delivered and installed price which will be discounted appropriately in the product discount. Site work and concrete including foundations will be priced per job. Sport court construction priced per job.
- (8) Only Big Toys and Play and Park Structures require installer certification
- (9) Rental Equipment Mark Up will be 10% as allowed on Page 12
- (10) 2020 Manatee Schools Catalog
- (11) Shade Price
- (12) 30% Equipment, 60% Site Equipment, Shade 100%
- (13) Mat Installation is based upon each unit - \$35.00 per unit
Border Installation is based upon each unit - \$15.00 per unit
Pour in Place Pricing and Turf includes installation
EWF installation is based on cubic yard - \$16 per cubic yd
Rubber Tile Installation is based upon square footage - \$3 per sq. ft
Rubber Mulch Installation is based upon square footage - \$10.00 per sq. ft.
- (14) Markup for Repair Materials: Repair materials would be Kompan Spare Parts. Kompan has over 65,000 spare parts for current product lines as well as past product lines. Each part has a retail price and includes all markups. We would be happy to provide a Parts Price List in electronic format, if SDMC would like to view the list
- (15) Sell Price + (ADD) %
- (16) Minimum \$3500.00
- (17) 60% of safety surfacing cost
- (18) 100% of shade structure cost
- (19) Please note all items may be negotiated for a particular job
- (20) Kidstuff Playsystems will only service equipment manufactured by Kidstuff Playsystems, Olympic Recreation or Recreation Creations, LLC
- (21) 8% \$0000 - \$4999
12% \$5000 - \$9999
15% \$10000 - \$14999
18% \$15000 - \$24999
20% \$25000 - Above Discount does not include freight, specials/sales flyer, parts
- (22) Bleachers Discount does not include freight, specials/sales flyer, parts
- (23) Engineered Wood Fiber



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP Procurement Services Director *DL*
FROM: Anthony McGee, NIGP-CPP, CPPO, CPPB, MBA, Senior Procurement Analyst
DATE: 10/26/2021
SUBJECT: Award File No. 220027-N-AM Single Source Purchase of Chevrolet/GM Original Equipment Manufacturer (OEM) Parts and Services

RECOMMENDATION:

Award File No. 220027-N-AM Single Source Purchase of Chevrolet/GM OEM Parts and Services to Ferman Chrysler Nissan for the period November 13, 2021, through November 12, 2022, in an estimated annual amount of \$35,000 for Fleet Maintenance. Purchase orders will only be issued against approved budgets.

BACKGROUND:

The purpose of this contract is to provide Chevrolet/GM OEM parts and service (see attached memo). Ferman Chrysler Nissan is the local dealership for Chevrolet/GM parts and service. Approximately \$24,000 has been spent during the past 11 months.

FUNDING:

Funding will be identified as parts and services are needed

Accepted by: _____ Attest _____
City Manager City Clerk



**Public Works Department
Office of the Director**

Tom Funcheon
Public Works Director

To: Janina Lewis, Procurement Services Director

From: Tom Funcheon, Public Works Director

Date: October 18, 2021

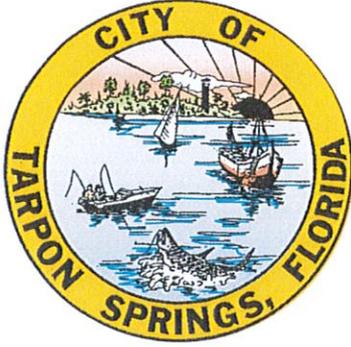
Subject: File #220027-N-AM for (OEM) Parts and Services

Recommendation:

Approve the award of File #220027-N-AM for the purchase of original equipment manufacturer (OEM) parts and services to Ferman Chrysler Nissan for the period of November 13, 2021, through November 12, 2022, in an estimated annual amount of \$35,000.00 for Vehicle Maintenance.

Background:

The City has a total of 106 Chevrolet vehicles. There are 45 Chevrolet Tahoe's that are used by the Police and Fire Departments. In addition, there are 46 Chevrolet Silverado's in various departments, 7 passenger vans, 6 SUV's, and 2 large dump trucks. Fleet must purchase OEM parts and services for repairs and maintenance of Chevrolet and GM automotive equipment. Utilizing Ferman Chrysler Nissan, the local OEM dealership, will expedite purchasing the parts and services required to maintain the City's Chevrolet vehicles in good operation order.



CITY OF TARPON SPRINGS, FL

Procurement Services

324 East Pine Street
P.O. Box 5004
Tarpon Springs, Florida 34688-5004
(727) 942-5615
Fax (727) 937-1766

MEMORANDUM

TO: Honorable Mayor and Board of Commissioners
THRU: Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *JL*
FROM: Anthony McGee, NIGP-CPP, CPPO, CPPB, Senior Procurement Analyst *[Signature]*
DATE: 10/26/21
SUBJECT: Award File No. 220037-C-AM, Online Auction Services through Pinellas County Contract No. RFP 21-0465-R (PLU) Online Auction Services for Miscellaneous Surplus

RECOMMENDATION:

Award File No. 220037-C-AM, Online Auction Services through Pinellas County Contract No. RFP 21-0465-R (PLU) for Miscellaneous Surplus, to Liquidity Operations LLC dba GovDeals, Inc., for the period October 26, 2021, through October 18, 2026, for various City departments.

BACKGROUND:

On October 18, 2021, Pinellas County awarded a cooperative contract for online auction services. The contract has a term of 60 months.

The purpose of this revenue generating contract is to provide an internet based surplus property management and on-line auction service for the sale of miscellaneous surplus equipment and vehicles. GovDeals currently has approximately 6,500 government entities using their services. GovDeals does not charge any listing fees or training fees. If an item listed on GovDeals does not sell there is no cost to the City. Pinellas County competitively bid and awarded this cooperative revenue generating contract, which included the requirements for the City of Tarpon Springs.

FUNDING: Revenues will be deposited in the appropriate funds

Accepted: _____
City Manager

Attest: _____
City Clerk



Pinellas County

Staff Report

Approved by County Administrator 10/18/2021

File #: 21-1261D, **Version:** 1

Agenda Date: 12/31/2021

Subject:

Ranking of firms and agreement with Liquidity Services Operations LLC d/b/a GovDeals for online auction services of miscellaneous surplus items, a Tampa Bay Purchasing Cooperative contract.

Recommended Action:

Approval and execution by the County Administrator of the ranking of firms with Liquidity Services Operation LLC d/b/a GovDeals for online auction services of miscellaneous surplus items, a Tampa Bay Purchasing Cooperative (Cooperative) contract

- This Cooperative contract provides on-line auction services for sale of miscellaneous surplus equipment to include but not limited to computers, monitors, printers, tools, construction equipment, furniture, etc.
- Cooperative participants are listed under "background/explanation" below.
- Four proposals were received with recommendation to the number one ranked firm GovDeals.
- Estimated revenue received is \$668,000.00 over the 60-month contract.
- This contract replaces the current contract held by GovDeals that expires November 8, 2021.

Contract No. 21-0465-R (PLU) for estimated annual revenue of \$133,600.00; effective for sixty months upon approval.

Strategic Plan:

Deliver First Class Services to the Public and Our Customers

5.1 Maximize partner relationships and public outreach

5.2 Be responsible stewards of the public's resources

Summary:

This is a revenue-based cooperative contract for online auction services of miscellaneous surplus items such as computers, monitors, printers, tools, copiers, furniture, rolling stock, etc. The surplus and sale of tangible personal property is conducted as required by Florida Statute 274.05, for Surplus Property.

Background/Explanation:

On June 29, 2021, the Purchasing Department, on behalf of the Real Estate Management Department, released a Request for Proposal (RFP) for the above referenced services resulting in four (4) responses. Award recommendation to the number one ranked firm is GovDeals.

The contract is administered by the County and includes the following municipalities, authorities or agencies:

City of Clearwater

City of Dunedin
City of Gainesville
City of Jacksonville
City of Tarpon Springs
Miami Dade County
Pasco County Schools
Pinellas Suncoast Transit Authority (PSTA)
Polk County
Tampa Bay Water
Tampa International Airport

The contract is based on a buyer's fee of 12.5% with anticipated annual revenue of \$133,600 for a sixty (60) month total estimated total revenue of \$668,000.00.

Fiscal Impact:

Estimated twelve (12) month revenue for the County: \$133,600.00

Total estimated sixty (60) month revenue for the County: \$668,000.00

Delegated Authority:

Authority for the County Administrator to approve and execute this agreement is granted under Code Section 2-62(a)(1).

Staff Member Responsible:

Merry Celeste, Division Director, Purchasing & Risk Management, Administrative Services
Joe Lauro, Director, Administrative Services

Partners:

City of Clearwater
City of Dunedin
City of Gainesville
City of Jacksonville
City of Tarpon Springs
Miami Dade County
Pasco County Schools
Pinellas Suncoast Transit Authority (PSTA)
Polk County
Tampa Bay Water
Tampa International Airport

Attachments:

Agreement
Ranking



City of Tarpon Springs, Florida

City Clerk's Office

P.O. Box 5004
 410 North Ring Avenue
 Tarpon Springs, Florida 34688-5004
 (727) 942-5614
 Fax (727) 942-5619

MEMORANDUM

BOC Meeting: **OCTOBER 26, 2021**

TO: HONORABLE MAYOR AND BOARD OF COMMISSIONERS

THROUGH: IRENE S. JACOBS, CMC, CITY CLERK & COLLECTOR *ISJ*

FROM: K. MICHELE MANOUSOS, CMC, DEPUTY CITY CLERK & COLLECTOR *KMM*

SUBJECT: APPOINTMENT(S) – Code Enforcement Board

Background: There are currently two vacancies due to the resignations of Bruce Cramer and Sunny Norfleet; and the terms for Richard Perfidio and Janice Trainor-Tellier expire November 1st, I have spoken to them and both have expressed an interest in serving another term.

Board Options: 1. TO REAPPOINT **RICHARD PERFIDIO AND JANICE TRAINOR-TELLIER** TO ANOTHER THREE YEAR TERM, THIS TERM WILL EXPIRE NOVEMBER 1, 2024; AND MOVE ALTERNATE #1, **MICHAEL ROLLESTON** TO FILL THE UNEXPIRED TERM OF RICHARD CRAMER, REGULAR MEMBER, THIS TERM WILL EXPIRE NOVEMBER 1, 2022; AND MOVE ALTERNATE #2, **WILLIAM STAMAS**, TO FILL THE UNEXPIRED TERM OF SUNNY NORFLEET, THIS TERM WILL EXPIRE NOVEMBER 1, 2023.

2. TO APPOINT _____*, ALTERNATE #1, THIS TERM EXPIRES NOVEMBER 1, 2022. *(This leave the Alternate #2 position vacant until additional applications are received)*

***Select from the list below.**

Current Board Applicants						
Applicant's Choice of Board						
Application Date	Name	1st Choice	2nd Choice	3rd Choice	4th choice	CITIZENS ACADEMY Attendee
7/19/21	Michael Mattia	Code Enforcement	Planning and Zoning	Budget		

CODE ENFORCEMENT BOARD: 3 Year Term

NAME	TERM	TERM DATE	CONTACT INFORMATION
Thomas Weekes	2	11/1/2023	505 Lincoln Avenue
<i>Alternate #1 - 05-02-2017 to 10-17-2017</i>	1	11/1/2020	H: 813-503-6351
			tomweekes899@gmail.com
Julie Wade, Chair	2	11/1/2023	1095 Mainsail Drive
<i>Alternate #1 - 05-02-2017 to 10-17-2017</i>	1	11/1/2020	H: 727-942-0166
			C: 612-850-0111
			the1midge@aol.com
Richard Perfidio	1-Partial	11/1/2021	1643 Seabreeze Drive
<i>unexpired term of Tim Robinson</i>	Alternate #1		H: 407-978-2368
			perfidio@yahoo.com
Bruce Cramer	2	11/1/2022	1200 East Court Street
<i>RESIGNED</i>	1	11/1/2019	C: 727-741-3261
			controlman@zoho.com
Sunny Norfleet	2	11/1/2023	1309 Vermont Avenue
<i>RESIGNED</i>	1	11/1/2020	H: 727-938-7049
			C: 727-667-0100
			sunny@norfleet.com
Becky Archer, Vice Chair	1	11/1/2022	1012 Lake Avoca Ct.
			H: 727-937-0172
			C: 727-656-0276
			beckyarcher12@gmail.com
Janice Trainor-Tellier	1 - Reg	11/1/2021	1005 Spoon Tail Ct.
<i>Alternate #1-12/4/18-11/05/2019</i>	Alternate #1		H: 774-254-7491
<i>Filled unexpired term of Mr. Demoisés</i>			jtellier1949@verizon.net
Michael Rolleston	Alternate #1	11/1/2022	1407 Burnt Oak St.
			H: 727-741-0009
			mrolleston@protonmail.com
William G. Stamas	Alternate #2	11/1/2021	1332 Hillside Dr.
			C: 727-608-6244
			stamaswgs@yahoo.com

Board Attorney: Thomas Trask - 733-0494

Updated: 06-30-2021



Application for Service on a City Committee or Board

Citizens Academy Graduate: _____

NAME: Rich Perfidio

ADDRESS: 1643 SEABRIDGE

HOME PHONE: 4079782368 BUSINESS/CELL PHONE: _____

DATE OF BIRTH: 02/28/1961 EMAIL ADDRESS: Perfidio@yahoo.

DRIVERS LICENSE: Please attach a copy of your Drivers License with this application
(City Clerk's Office will retain copy only)

ARE YOU A CITY RESIDENT? YES: NO:

HOW LONG HAVE YOU BEEN A CITY RESIDENT? _____

LIST PERSONAL REFERENCES: _____ TELEPHONE NUMBERS: _____
1 _____
2 _____

(PLEASE NOTE: All applicants may be subject to a background check. Also, if appointed to certain boards you will be required to complete and file a Financial Disclosure Form, per Florida Statute)

LIST THREE BOARDS YOU ARE INTERESTED IN SERVING ON, AND REASONS WHY YOU ARE INTERESTED IN PARTICIPATING ON THESE BOARDS: *(List in order of preference)*

1 BOARD: BOA INTEREST LEVEL: _____

2 BOARD: _____ INTEREST LEVEL: _____

3 BOARD: _____ INTEREST LEVEL: _____

(Continued)

ARE YOU AVAILABLE TO ATTEND EACH MONTH ON A REGULAR BASIS OR ON AN EMERGENCY BASIS AS NEEDED? (See Attached List of Board Meeting Times)

YES: NO:

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

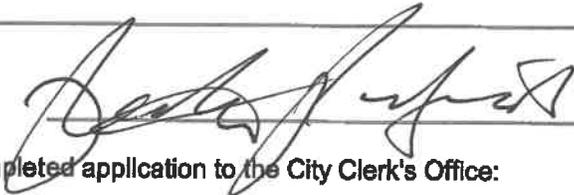
DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

DO YOU SEE ANY REAL OR PERCEIVED CONFLICT OF INTEREST BETWEEN YOUR OCCUPATION/ BUSINESS INTEREST AND THE WORK OF THE BOARDS YOU HAVE LISTED?

YES: NO:

IF YES, PLEASE EXPLAIN:

SIGNATURE:



DATE:

11 Sep 19

Please return completed application to the City Clerk's Office:

Mailing Address:
City of Tarpon Springs
Attn: City Clerk's Office
P.O. Box 5004
Tarpon Springs, FL 34688-5004

or **Physical Address:**
410 N. Ring Avenue

or **E-Mail Address:**
cityclerk1@ctsf.us

RICHARD A. PERFIDO
1643 Seabreeze Drive
Tarpon Springs, FL 34689
perfidior@hotmail.com
407.978.2368

OBJECTIVE

To leverage my 37 years in the intelligence community to provide strategic guidance and insight to corporate decision makers regarding activities and their potential issues and impacts worldwide.

SUMMARY

- TOP Secret/SCI clearance since 1979
- Titled SIGINT Collection Master – NSA
- Sr. Level operational, personnel and technical manager and leader

WORK EXPERIENCE

National Security Agency 1982 to 2016

Technical Manager/Sr. Projects Officer/Sr. Intelligence Officer/Sr. Representative for UK MOD operations

- Served in multiple overseas/combat locations
 - Led technical SIGINT Operations and devised unique access opportunities
- Represented National Security Agency at US Military command levels
 - Provided guidance and technical active and passive SIGINT recommendations to support military operations.
- Represented National Security Agency at Foreign Military command levels
 - Provide guidance and technical recommendations to support foreign military operations in support of US foreign policy initiatives.
 - Actively partnered/deployed with foreign military partners
- Represented National Security Agency to Foreign Intelligence agencies/partners
 - Focused on goals and activities
 - Devised methodologies to coordinate activities and resources
- Provided oversight of technical SIGINT operational activities
 - Responsible for oversight and guidance of various SIGINT activities with the US and OCONUS
 - Responsible for oversight and guidance of various SIGINT activities deployed in partnership with foreign partners in OCONUS locations.
- Responsible for upwards of \$110M budgets/resources
- Led 100+ personnel organizations
 - Managed all aspects of personnel
 - Ensure mission operations executed successfully
 - Evaluated efficacy and efficiency of organization and personnel
 - Maintained hiring and firing authority
- Spearheaded system upgrades and instituted major technical advancements

- Provided support and guidance to MOD, DOD, UK/US agencies and their equities
 - Partnered with ALL UK Civilian and military intelligence organizations
 - Partnered with ALL US Intelligence Agencies Civilian and Military
 - Partnered with various US Law Enforcement organizations
- Provided Technical expertise and guidance at the National level in combat zones
- Led and managed Special Deployments teams
 - Led technical SIGINT operations into various combat and hazardous duties areas
 - Deployed with US SOF in support of various activities.
- Partnered/supported operational activities with a myriad of US IC agencies and entities
- Provided Sr. Level Intelligence/Security representation to USSCOM and JSOC
 - Provided direct guidance to Commander USSOCOM
 - Responded to PIRs and other information/intelligence requests
- Performed technical representation/evaluation to foreign intelligence services
 - Evaluated potential foreign intelligence services to determine capabilities in support of US national objectives
 - Recommended technical SIGINT techniques, accesses and equipment for deployment to foreign partners.

EDUCATION

- MS Information Technology – University of Maryland/University College 2009
- BA Government & Politics/secondary Soviet Studies – University of Maryland 1987
- Various technical, managerial, and Strategic Planning IC Level course
- NATO Sr. Officers Course
- Certified Electronics Technician – Capitol College 1994

REFERENCES

Available Upon Request

MAY 18 2017



Application for Service on a City Committee or Board

City Clerk's Office
City of Tarpon Springs

Citizens Academy Graduate:

NAME: JANICE TRAINOR-TELLER

ADDRESS: 1005 Spoon Tail CT Tarpon Springs

HOME PHONE: 774-254-7491 BUSINESS/CELL PHONE: _____

DATE OF BIRTH: 5/21/1949 EMAIL ADDRESS: jteller1949@verizon.net

DRIVERS LICENSE NUMBER: _____

ARE YOU A CITY RESIDENT? YES: NO: _____

HOW LONG HAVE YOU BEEN A CITY RESIDENT? 11 years

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

- 1 Joanne Merdano 727-947-4939
- 2 Terris Gonzalez 503 750-1229

(PLEASE NOTE: All applicants may be subject to a background check. Also, if appointed to certain boards you will be required to complete and file a Financial Disclosure Form, per Florida Statute)

LIST THREE BOARDS YOU ARE INTERESTED IN SERVING ON, AND REASONS WHY YOU ARE INTERESTED IN PARTICIPATING ON THESE BOARDS: (List in order of preference)

1 BOARD: Recreation INTEREST LEVEL: High - I use the Community Center for various programs 3-4 days per week

2 BOARD: Code Enforcement INTEREST LEVEL: High - I supervised code enforcement inspectors in Mass prior to moving to Florida

3 BOARD: _____ INTEREST LEVEL: _____

(Continued)

ARE YOU AVAILABLE TO ATTEND EACH MONTH ON A REGULAR BASIS OR ON AN EMERGENCY BASIS AS NEEDED? (See Attached List of Board Meeting Times)

YES: NO:

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

I have worked with Compromised Cardiac Patients - Developed many healthy & fun programs for the community as a Director of a healthy living center - I also worked with enforcing regulations in a past position

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

I worked closely with a Board in my last position as a Public Health Director in MASS. I have chaired & been a participant of many committees & work groups

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

All of our meetings were telecasted to comply with open meeting laws. I was completely prepared for every meeting

DO YOU SEE ANY REAL OR PERCEIVED CONFLICT OF INTEREST BETWEEN YOUR OCCUPATION/ BUSINESS INTEREST AND THE WORK OF THE BOARDS YOU HAVE LISTED?

YES: NO:

IF YES, PLEASE EXPLAIN:

SIGNATURE:

Joyce Francis Felici

DATE:

5-15-2017

Please return completed application to the City Clerk's Office:

Mailing Address:

City of Tarpon Springs
Attn: City Clerk's Office
P.O. Box 5004
Tarpon Springs, FL 34688-5004

or

Physical Address:

410 N. Ring Avenue

or

E-Mail Address:

cityclerk1@ctsfl.us

Received

JAN 15 2019

City Clerk's Office
City of Tarpon Springs



Application for Service on a City Committee or Board

NAME: Michael T Rolleston

ADDRESS: 1407 Burnt Oak Street Tarpon Springs 34689

HOME PHONE: 727-741-0009 BUSINESS/CELL PHONE: _____

DATE OF BIRTH: 12/15/1986 EMAIL ADDRESS: mrolleston@protonmail.com

DRIVERS LICENSE NUMBER: _____

ARE YOU A CITY RESIDENT? YES: NO: _____

HOW LONG HAVE YOU BEEN A CITY RESIDENT? 27

LIST PERSONAL REFERENCES: TELEPHONE NUMBERS:
1 Bob Schmidt 727-580-0405 Jeremy Walton 727-409-8588

2 _____

(PLEASE NOTE: All applicants may be subject to a background check. Also, if appointed to certain boards you will be required to complete and file a Financial Disclosure Form, per Florida Statute)

LIST THREE BOARDS YOU ARE INTERESTED IN SERVING ON, AND REASONS WHY YOU ARE INTERESTED IN PARTICIPATING ON THESE BOARDS: *(List in order of preference)*

1 BOARD: Code Enforcement Board INTEREST LEVEL: High

I would like the opportunity to serve the city and its people by ensuring policy is executed correctly.

2 BOARD: Budget Advisory Board INTEREST LEVEL: High

Fiscal responsibility should be a cornerstone of government. Being in an advisory role would be an opportunity to serve the city and help keep Tarpon on a great track.

3 BOARD: Planning & Zoning Board INTEREST LEVEL: High

As a life long resident I want to keep the future of Tarpon bright. Serving on the board would be a great opportunity to help plan that future.

(Continued)

ARE YOU AVAILABLE TO ATTEND EACH MONTH ON A REGULAR BASIS OR ON AN EMERGENCY BASIS AS NEEDED? (See Attached List of Board Meeting Times)

YES: x NO:

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

I am the supervisor of Corporate security for PSCU financial services.

~~I served in the Marine corps for four years and have experience working on budgets and planning large logistical operation. Additionally, I serve on the board of the sunshine officials association. I attended SPC here in tarpon Springs.~~

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

Board of SOA.

~~While serving on the board of directors for the Sunshine Officials association I took part in the negotiations of a labor contract with Pinellas county schools. We work with multiple advisory committees who advise our board on disputes and recommendations from the membership.~~

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

~~I have spoken at city council meetings, I have spoken with US congressmen in public forums and have spoke in military briefings with command staff and civillian leadership.~~

DO YOU SEE ANY REAL OR PERCEIVED CONFLICT OF INTEREST BETWEEN YOUR OCCUPATION/ BUSINESS INTEREST AND THE WORK OF THE BOARDS YOU HAVE LISTED?

YES: NO: x

IF YES, PLEASE EXPLAIN:

SIGNATURE:

Michael Rolleston

DATE:

1/15/2019

(Please return completed application to the City Clerk's Office)

Mailing Address:

City of Tarpon Springs
Attn: City Clerk's Office
P.O. Box 5004
Tarpon Springs, FL 34688-5004

or

Physical Address:

410 N. Ring Avenue

or

E-Mail Address:

Cityclerk1@ctsfl.us



Application for Service on a City Committee or Board

Citizens Academy Graduate: _____

NAME: William George Stamas

ADDRESS: 1332 Hillside Drive, Tarpon Springs FL 34689

HOME PHONE: _____ BUSINESS/CELL PHONE: 727-608-6244

DATE OF BIRTH: 05/14/1987 EMAIL ADDRESS: Stamaswgs@yahoo.com

DRIVERS LICENSE: **Please attach a copy of your Drivers License with this application
(City Clerk's Office will retain copy only)**

ARE YOU A CITY RESIDENT? YES: NO:

HOW LONG HAVE YOU BEEN A CITY RESIDENT? 32 yrs

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

- | | |
|-----------------------|-----------------------|
| 1 <u>George Zutes</u> | <u>(727) 644-7467</u> |
| 2 <u>Anita Protos</u> | <u>(727) 500-3048</u> |

(PLEASE NOTE: All applicants may be subject to a background check. Also, if appointed to certain boards you will be required to complete and file a Financial Disclosure Form, per Florida Statute)

LIST THREE BOARDS YOU ARE INTERESTED IN SERVING ON, AND REASONS WHY YOU ARE INTERESTED IN PARTICIPATING ON THESE BOARDS: (List in order of preference)

1 BOARD: Code Enforcement Board **INTEREST LEVEL:** High
 Code enforcement is crucial for any city to ensure growth by assuring current and potential tax payers that the city will continue to be a clean, safe, and productive environment. Serving on the Code Enforcement Board would be a wonderful way for me to give back to the next generation by giving them the opportunity to grow up in a clean and safe city like I did.

2 BOARD: Sustainability Committee **INTEREST LEVEL:** High
 Serving on the sustainability Committee would give me the opportunity to help preserve the crucial infrastructure that the city of Tarpon Springs depends on for survival. Without our beautiful beaches and waterways, many of the small businesses that call Tarpon Springs home would not be able to survive. Furthermore, with the current trends of climate change the citizens of Tarpon Springs could very well see direct impacts to their homes if nothing is done. While Tarpon Springs cannot solve climate change, serving on the committee might make some sort of impact.

3 BOARD: Planning and Zoning **INTEREST LEVEL:** High
 Tarpon Springs is one of the most historically significant areas in the state of Florida, however with time comes changes and these changes are crucial for the survival of the city. Serving on the Planning and Zoning board would allow me to contribute different ideas and concepts to help the city weigh out these potential changes that required for growth, at the same time preserving our deep and rich history.

(Continued)

ARE YOU AVAILABLE TO ATTEND EACH MONTH ON A REGULAR BASIS OR ON AN EMERGENCY BASIS AS NEEDED? (See Attached List of Board Meeting Times)

YES: NO:

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

After graduating from Clearwater Central Catholic High School I enlisted in the United States Navy where I proudly served my country as a Master At Arms. After returning home I pursued a Engineering degree from the University of South Florida and graduated in 2016. Since graduating I have been employed as a Engineer in the defense sector.

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

Any experienced Engineer can tell you that engineering projects are a team effort that require the checks and balances of different disciplines. Having worked for a number of years in the defense sector I have become very comfortable with the concept of committee structure and have come to appreciate their significance, especially concerning the development of ideas and oversight.

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

Many times non-engineer professionals must be brought up to speed or "read into" a complex program or subject. Whether these professionals have a finance background or are operators where English may not be their first language, I have developed skills that allow me to express the key points of a complex or technical subject without clouding the issue or confusing the person with unneeded information. I have zero issues with public speaking and have called upon by my family and employers on many occasions to speak at different occasions and events.

DO YOU SEE ANY REAL OR PERCEIVED CONFLICT OF INTEREST BETWEEN YOUR OCCUPATION/ BUSINESS INTEREST AND THE WORK OF THE BOARDS YOU HAVE LISTED?

YES: NO:

IF YES, PLEASE EXPLAIN:

SIGNATURE:

William J. Stanisi

DATE:

5/13/2020

Please return completed application to the City Clerk's Office:

Mailing Address:

City of Tarpon Springs

Attn: City Clerk's Office

P.O. Box 5004

Tarpon Springs, FL 34888-5004

OR

Physical Address:

410 N. Ring Avenue

OR

E-Mail Address:

cityclerk1@ctsfl.us



Application for Service on a City Committee or Board

Citizens Academy Graduate: _____

NAME: MICHAEL N. MATTIA

ADDRESS: 688 HIDDEN LAKE DR, TARPUN SPRINGS, FL 34689

HOME PHONE: 727 365 9141 BUSINESS/CELL PHONE: 727 365 9141

DATE OF BIRTH: 31 JULY 1938 EMAIL ADDRESS: COLZENITH@AOL.COM

DRIVERS LICENSE: Please attach a copy of your Drivers License with this application
(City Clerk's Office will retain copy only)

ARE YOU A CITY RESIDENT? YES: NO:

HOW LONG HAVE YOU BEEN A CITY RESIDENT? 26 YEARS

LIST PERSONAL REFERENCES:

TELEPHONE NUMBERS:

1 N. MICHAEL KOUSKOUTIS 727 942 3631

2 ANITA PROTOS 727 937 4469

(PLEASE NOTE: All applicants may be subject to a background check. Also, if appointed to certain boards you will be required to complete and file a Financial Disclosure Form, per Florida Statute)

LIST THREE BOARDS YOU ARE INTERESTED IN SERVING ON, AND REASONS WHY YOU ARE INTERESTED IN PARTICIPATING ON THESE BOARDS: (List in order of preference)

1 BOARD: CODE ENFORCEMENT INTEREST LEVEL: HIGH

2 BOARD: PLANNING + ZONING INTEREST LEVEL: MEDIUM

3 BOARD: BUDGET INTEREST LEVEL: LOW

(Continued)

ARE YOU AVAILABLE TO ATTEND EACH MONTH ON A REGULAR BASIS OR ON AN EMERGENCY BASIS AS NEEDED? (See Attached List of Board Meeting Times)

YES: NO:

EXPAND ON YOUR FORMAL EDUCATION/PROFESSIONAL BACKGROUND AND HOW IT RELATES TO THE WORK OF THE BOARD(S) YOU HAVE LISTED.

SEE ATTACHED

DETAIL YOUR EXPERIENCE WORKING WITHIN A COMMITTEE STRUCTURE:

SEE ATTACHED

DETAIL YOUR EXPERIENCE IN ARTICULATING A COMPLEX THOUGHT IN A PUBLIC FORUM:

SEE ATTACHED

DO YOU SEE ANY REAL OR PERCEIVED CONFLICT OF INTEREST BETWEEN YOUR OCCUPATION/ BUSINESS INTEREST AND THE WORK OF THE BOARDS YOU HAVE LISTED?

YES: NO:

IF YES, PLEASE EXPLAIN:

SIGNATURE:



DATE:

19 July 2021

Please return completed application to the City Clerk's Office:

Mailing Address:

City of Tarpon Springs

Attn: City Clerk's Office

P.O. Box 5004

Tarpon Springs, FL 34688-5004

or

Physical Address:

410 N. Ring Avenue

or

E-Mail Address:

cityclerk1@ctsf.us

MICHAEL N. MATTIA

WIFE- MARIA M MATTIA

Born, Brooklyn, New York 1938

High School – Chaminade, Mineola, NY

College – Holy Cross, Worcester ,MA BS Biology

Dental School – NYU College of Dentistry DDS NY, NY

New York State Police Officer Nassau / Suffolk Counties, Long Island 6 years

United States Army, Dental Corps 1966 Captain

Ft, Sam Houston, San Antonio, TX

Ft. Ord, Monterey, CA

Sharpe Army Depot, Stockton, CA

Accepted Regular Army Commission

1st Infantry Division, Viet Nam April 1967 – April 1968

Delta Company, 1st Medical Battalion

Combat Medical Badge

Caserma Ederle, 45th Field Hospital Vicenza, Italy 1968

Promoted to Major

Caserma Passa L'Aqua 45th Field Hospital ,Verona, Italy 1969

Neureut Kaserne, Karlsruhe, West Germany 1970

Ft. Sam Houston, San Antonio, TX Medical Department Career Course 1971

Ft. Lewis (Madigan Army Medical Center) Tacoma, WA 1972-1974

2 year residency General Dentistry

Ft. Sam Houston, San Antonio, TX Academy of Health Sciences 1974-1979

Promoted to LT COL

Certified U S Army Instructor

Assistant Professor - Baylor University

Chief, Officer Training Branch, Dental Science Division

Instructed entry level, mid-grade and senior level Medical Department officers on the organization of the Army Medical Department as well as strategy and tactics of providing medical care to the Army in the field in peacetime, contingency and war time scenarios.

Ft. Leavenworth, KS

Command And General Staff College Graduate – Commandant's List.

Muenchweiler, West Germany 124th Medical Detachment (DS) 1979 - 1982

Commander, Dental Service Detachment with three clinics, Muenchweiler, Pirmasens and Zweibrucken. Also staffed and equipped as a field unit with tents, vehicles, weapons and field dental equipment.

Promoted to Colonel 1980

7th Medical Command IG Member

Ft. McPherson, Atlanta, Georgia, Forces Command (FORSCOM) 1982 - 1986

Command Dental Surgeon and Command Surgeon

Head of the Command Surgeon's Office and Medical Advisor to the 4 star General Commanding. Advised, monitored and evaluated over 600 medical department organizations in the Army Reserve, Army National Guard and some Active Army units. Advised the Command on the readiness and deployability of medical units ranging from small veterinary detachment to large General Hospitals.

Retired U S Army 1988 – Regular Army - Colonel

Society of First Infantry Division - Life Member

Combat Medical Badge RVN 1967 – 1968

Order of Military Medical Merit

American Legion

Veterans of foreign Wars - Life Member

Disabled American Veterans - Life Member

Military Officers Association of America - Life Member

Deputy Sherriff - Cobb County Georgia 1989-1990

Director, Advanced Standing Program for Foreign Trained Dentists 1990

New York University College of Dentistry

Associate Professor

Owner and Chief Investigator - Zenith Investigations - Tarpon Springs FL 1996

Florida Licensed Private Investigator " C " License

Florida Association of Private Investigators - Charter Member

Firearm " G " License – Personal Protection

National Rifle Association

Certified Pistol Instructor

Certified Personal Protection in the Home Instructor

Certified Range Safety Officer (RSO)

North Carolina Certified Concealed Carry Handgun Instructor

TARPON SPRINGS 1995 – present

Former Chairman Code Enforcement Board

Former President Tarpon Springs Rotary Club

Former Member Tarpon Springs Boys and Girls club

Former Member Tarpon Springs Salvation Army

Former Member Tarpon Springs Yacht Club



TO: Mayor and Board of Commissioners

THROUGH: Mark LeCouris, City Manager

FROM: Planning Department

DATE: October 19, 2021

BOC HEARING DATE: October 26, 2021

SUBJECT: Anclote Harbor Agenda Packet / Transmittal Memorandum

SUMMARY OF REQUEST:

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. A previous application for this project, which is under legal challenge, rezoned the entire property from General Business (GB) to Residential Planned Development (RPD). The current request is to rezone the entire site to Residential Planned Development (RPD) to re-affirm the rezoning to RPD along with approval of a Preliminary Planned Development. The applicant is also requesting a Concurrency Certificate, a Preliminary Planned Development approval, a Conditional Use approval for a residential use in the Commercial General Future Land Use Map category, and, a Future Land Use Map amendment to Recreation/Open Space for a portion of the property. Applications are summarized below:

Quasi-Judicial:

- **Ordinance 2021-15;**
 - Application #21-100: Rezoning from General Business (or Residential Planned Development) to Residential Planned Development
 - Application #21-101: Preliminary Planned Development approval for a Residential Planned Development
- **Resolution 2021-52:**
 - Application #21-99: Conditional Use approval for establishment of a residential use in the Commercial General Future Land Use Map category

Legislative:

- **Ordinance 2021-16:**
 - Application #21-103: Future Land Use Map Amendment from Residential/Office General to Recreation/Open Space for a 6.46-acre portion of the property

STAFF REPORTS/APPLICATION INFORMATION PROVIDED WITH THIS MEMORANDUM:

- Presentation (updated since Planning & Zoning Board)
- Additional information slides have been provided regarding potential sea level rise impacts.
- Ordinance 2021-15, updated (strike-through underline)
- Resolution 2021-52, updated (strike-through underline)
- Ordinance 2021-16, updated (strike-through underline)



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

- The original staff report, agenda back up, and associated Ordinances and Resolutions from the Planning & Zoning Board packet are provided as originally published.
- After the Planning and Zoning Board meeting of Sept. 20, 2021 the applicant submitted revised plans and documentation for the *Final Planned Development* which is intended to be heard by the Board of Commissioners on November 9, 2021. There are several key documents that have been updated and submitted with the Final Planned Development application which are relevant to the Preliminary Planned Development/Rezoning, Conditional Use, and Land Use Map applications that the subject of the October 26, 2021 public hearing. The following updated documents/application materials are provided for the Board's consideration:
 - Environmental Assessment Report, Oct 13, 2021
 - Post Development Eagle Management Plan (begins of Page 11)
 - Wetland Enhancement Plan, Oct 13, 2010
 - Hurricane Response Plan, Oct 13, 2021
 - Transportation Management Plan, Oct 13, 2021
 - Analysis of Storm Wastewater Operations for Sea Level Rise, Oct 13, 2021
 - Conservation Easement TEMPLATE
- Email from Kelli Hammer-Levy, Pinellas County Public Works Director
- Written Correspondence received after the Planning & Zoning Board meeting of Sept. 20, 2021
- Correspondence from Pinellas County Emergency Management (not yet available, will transmit when received)

ATTACHMENTS:

1. Updated Presentation, Including Additional Information Slides
2. Updated Ordinances and Resolution
3. Planning and Zoning Board Agenda Packet, as originally published (includes original ordinances and resolution)
4. Updated reports
 - a. Environmental Assessment Report, Oct 11, 2021
 - b. Wetland Enhancement Plan, Oct 13, 2010
 - c. Hurricane Response Plan, Oct 13, 2021
 - d. Transportation Management Plan, Oct 12, 2021
 - e. Analysis of Storm Wastewater Operations for Sea Level Rise, Oct 14, 2021
 - f. Conservation Easement TEMPLATE
5. Email from Kelli Hammer-Levy, Pinellas County Public Works Director
6. Written correspondence received by the Planning & Zoning Department since the Planning and Zoning Board meeting.
7. Pinellas County Emergency Mgmt review of hurricane shelter analysis (to be provided when available)

ANCLOTE HARBOR

#21-101 [PRELIMINARY PLANNED DEVELOPMENT]

#20-100 [REZONING]

#20-99 [CONDITIONAL USE]

#21-103 [FUTURE LAND USE MAP AMENDMENT]

Planning and Zoning Board, September 20, 2021

Board of Commissioners, October 26, 2021 (1st Reading)

Board of Commissioners, November 9, 2021 (2nd Reading)



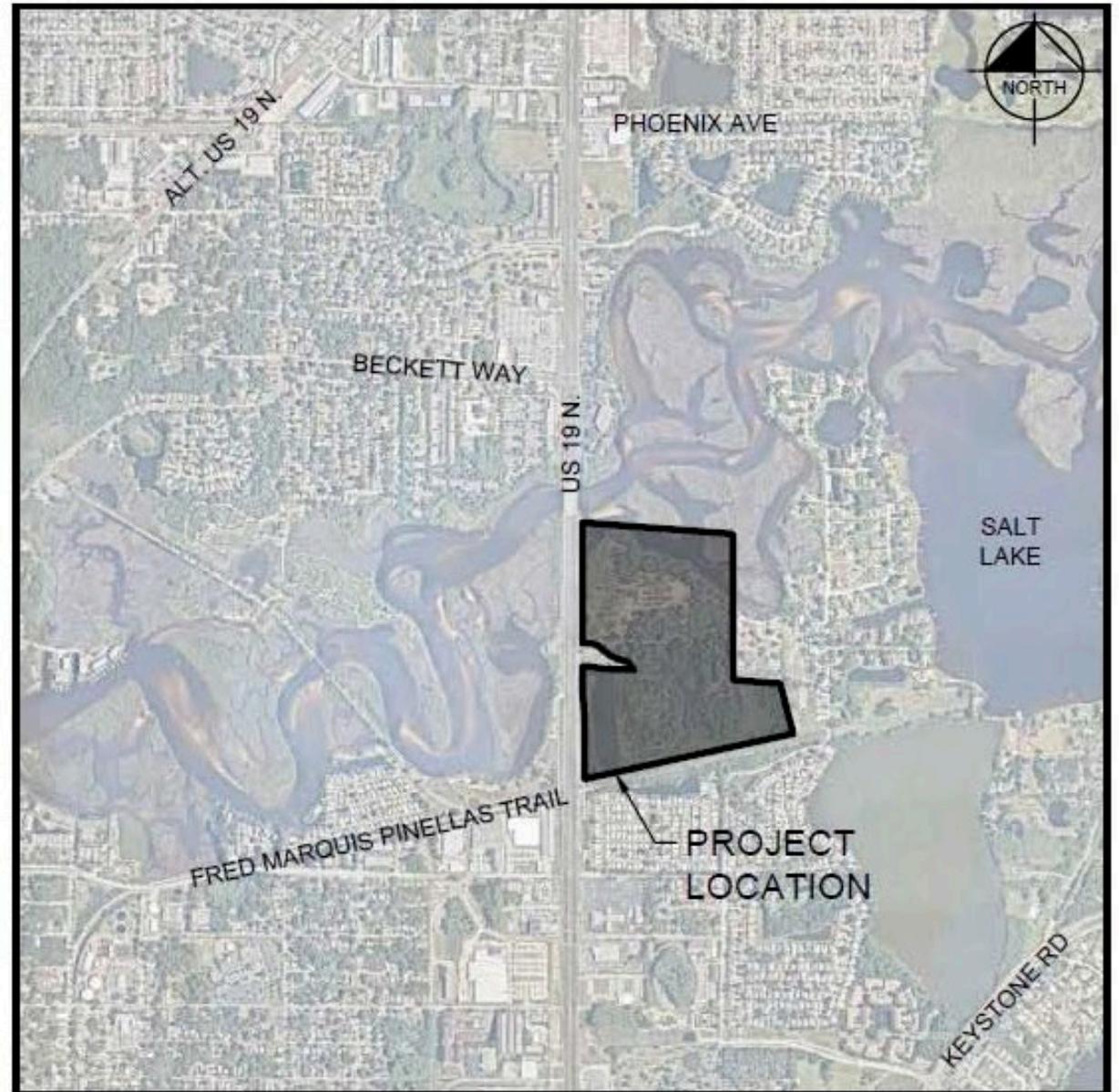
SUMMARY OF REQUEST

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

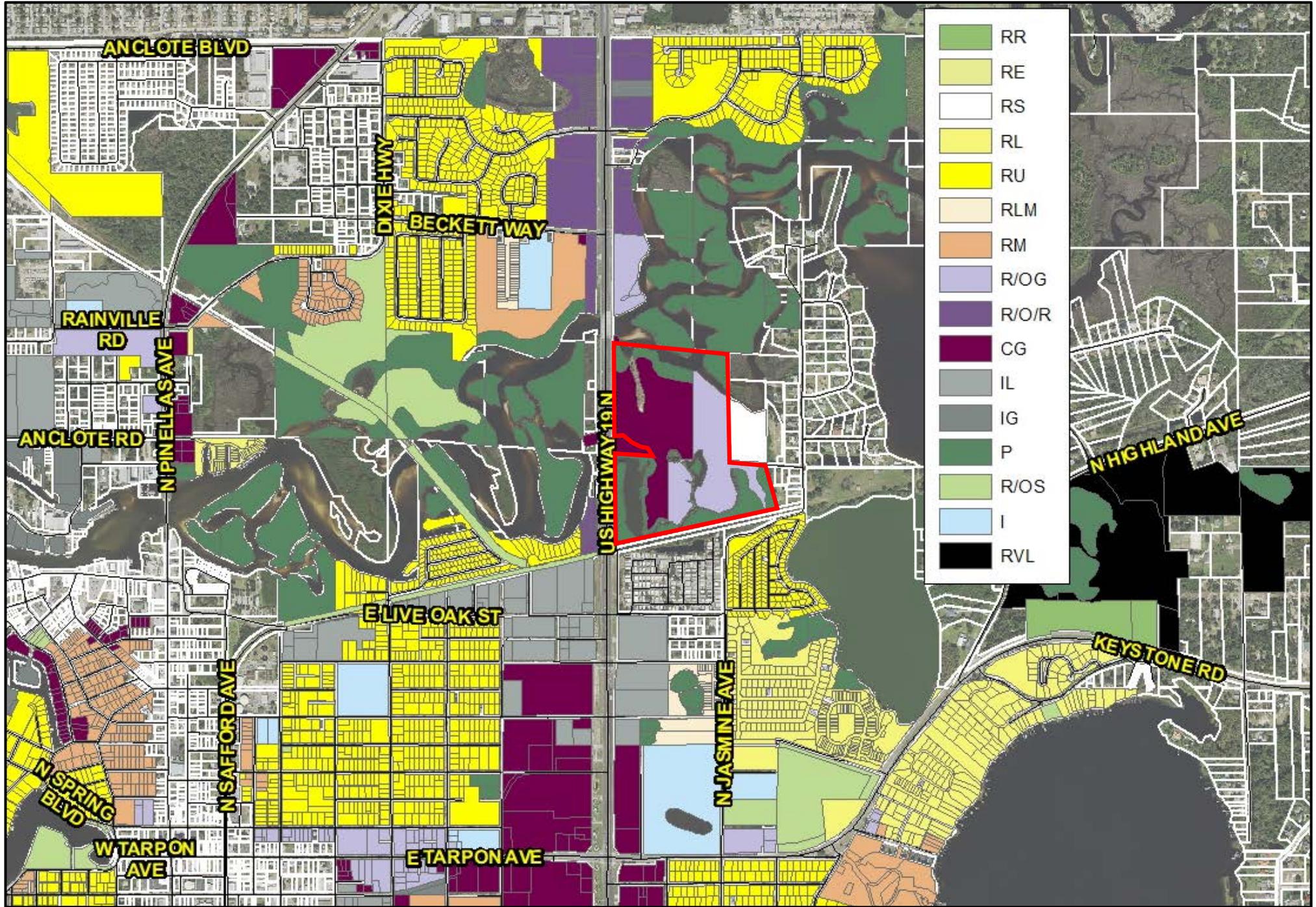


LOCATION MAP

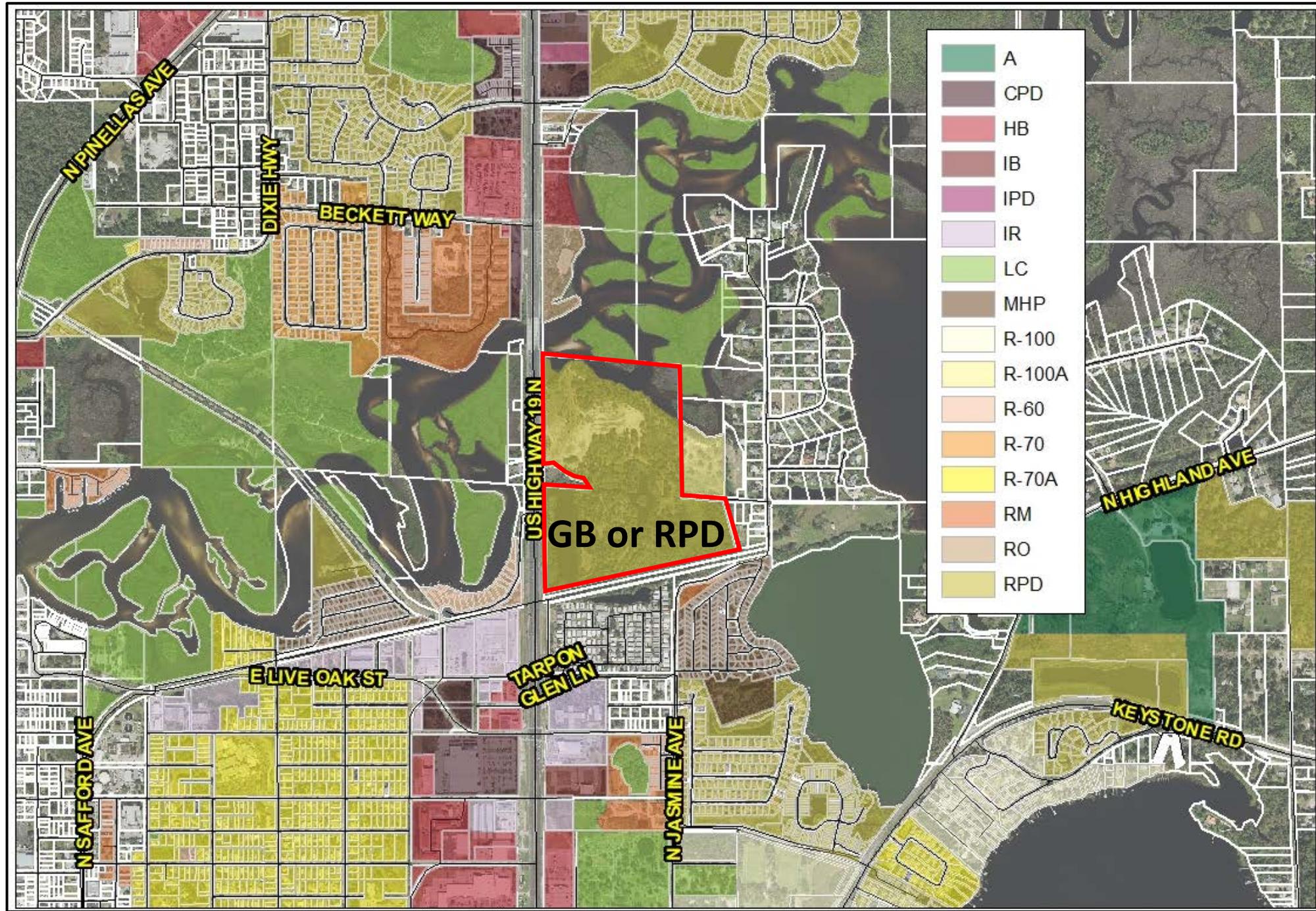
LOCATION & SURROUNDING LAND USES



FUTURE LAND USE



ZONING

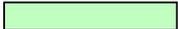
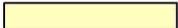


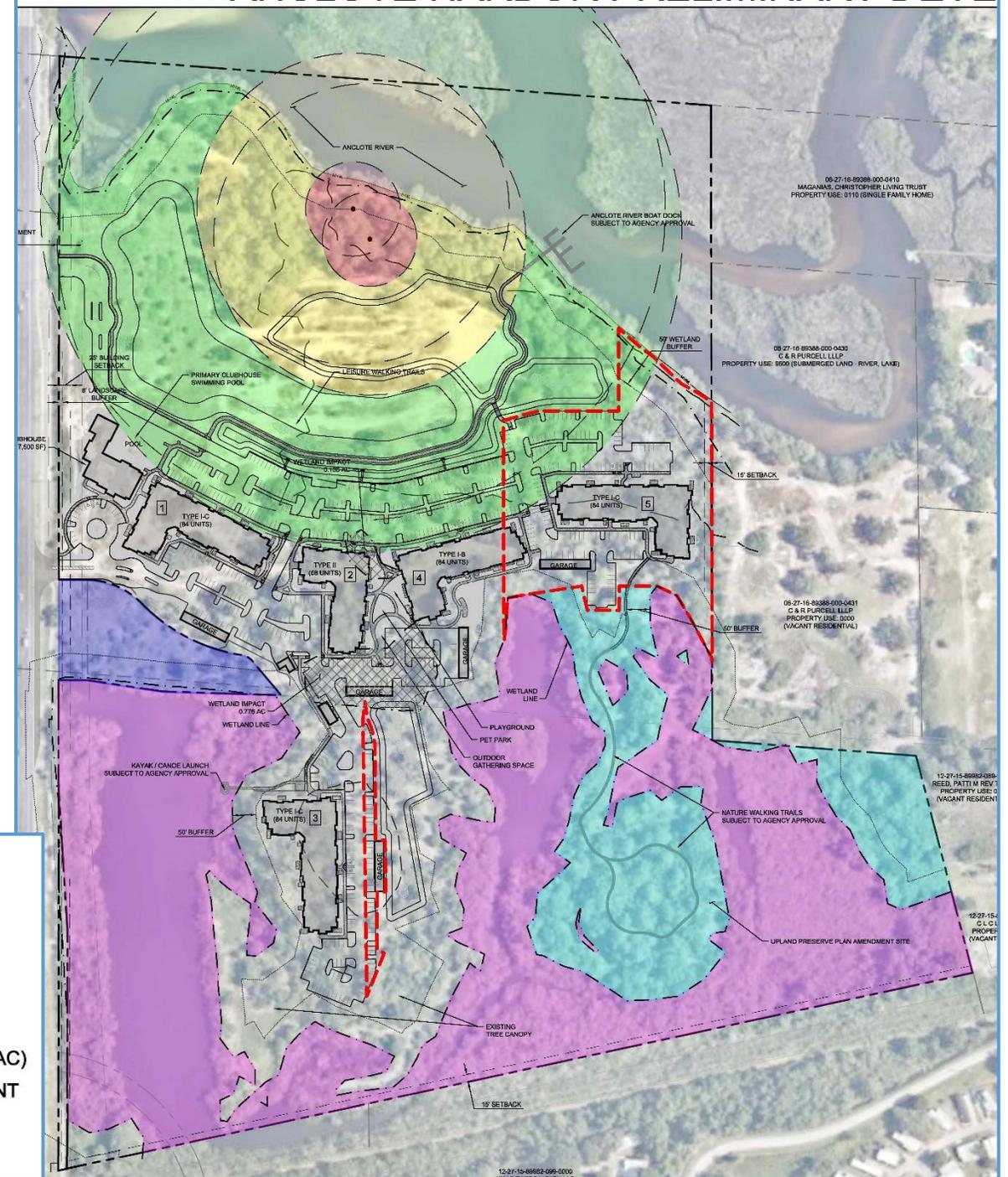
PROJECT OVERVIEW

(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

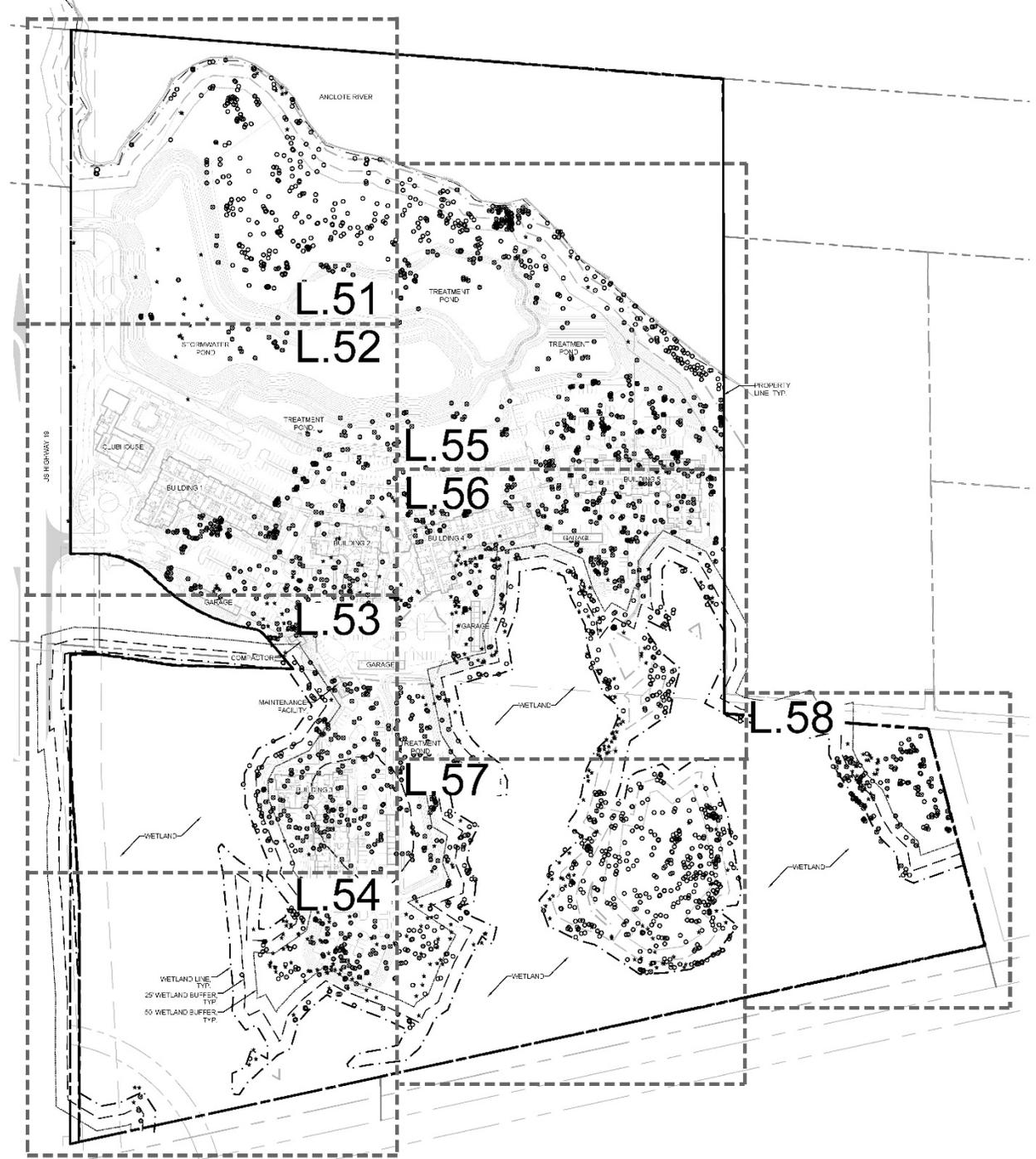


TREE REMOVAL/MITIGATION

	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



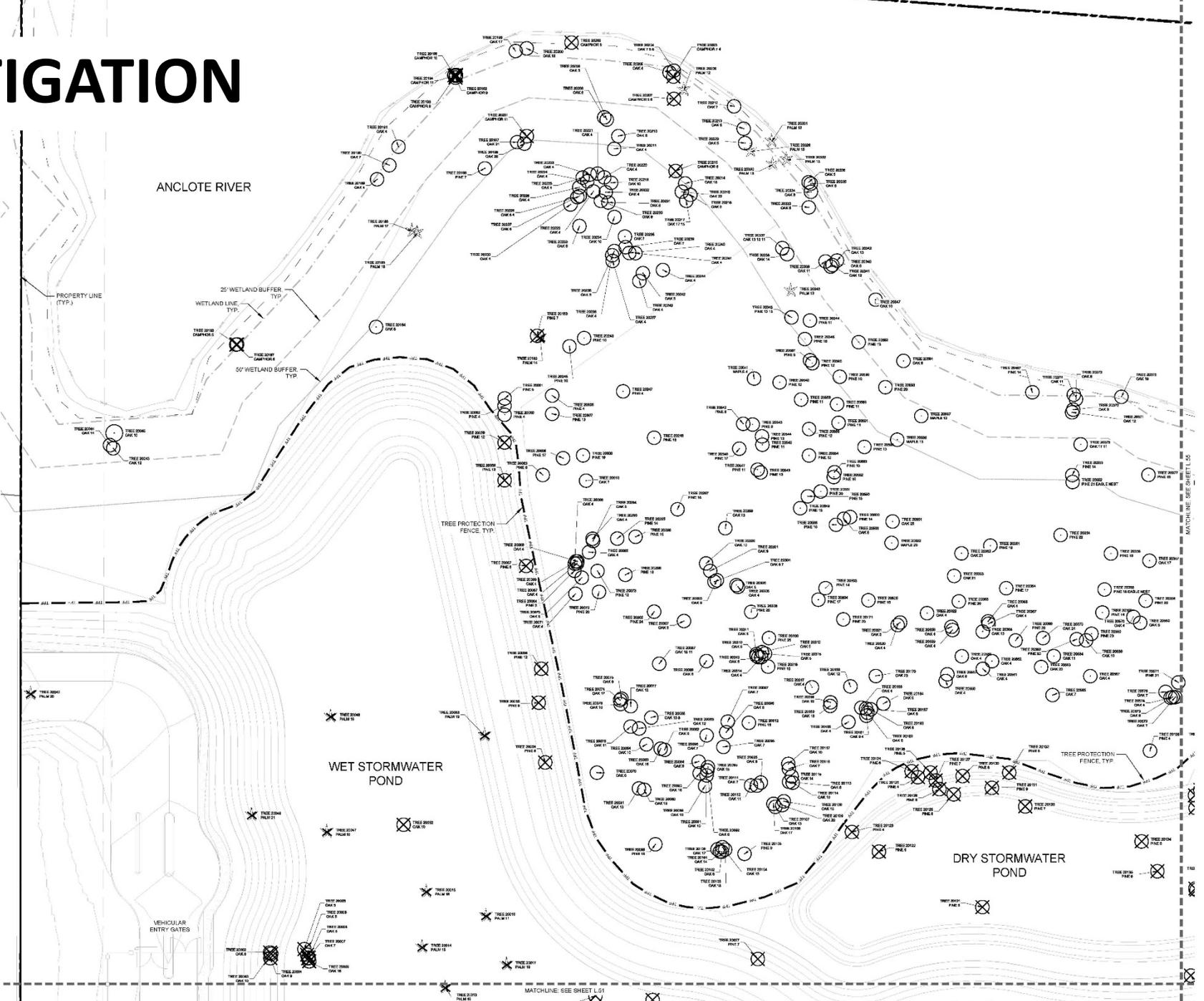
PALM TO REMAIN



PALM TO BE REMOVED



TREE PROTECTION FENCE



TREE REMOVAL/MITIGATION

LEGEND:



TREE TO REMAIN



TREE TO BE REMOVED



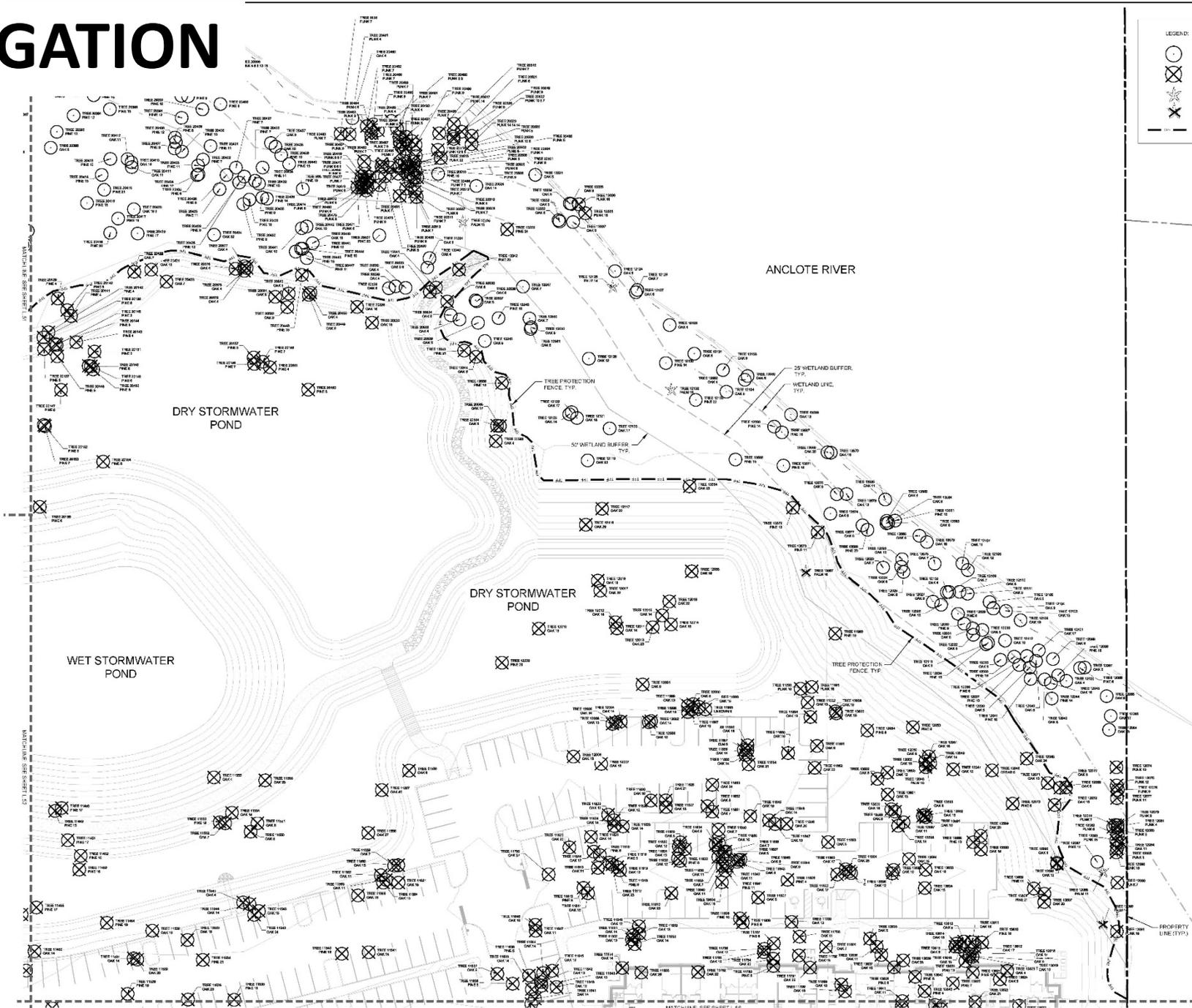
PALM TO REMAIN



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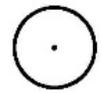


TREE PROTECTION FENCE



TREE REMOVAL/MITIGATION

LEGEND:



TREE TO REMAIN



TREE TO BE REMOVED



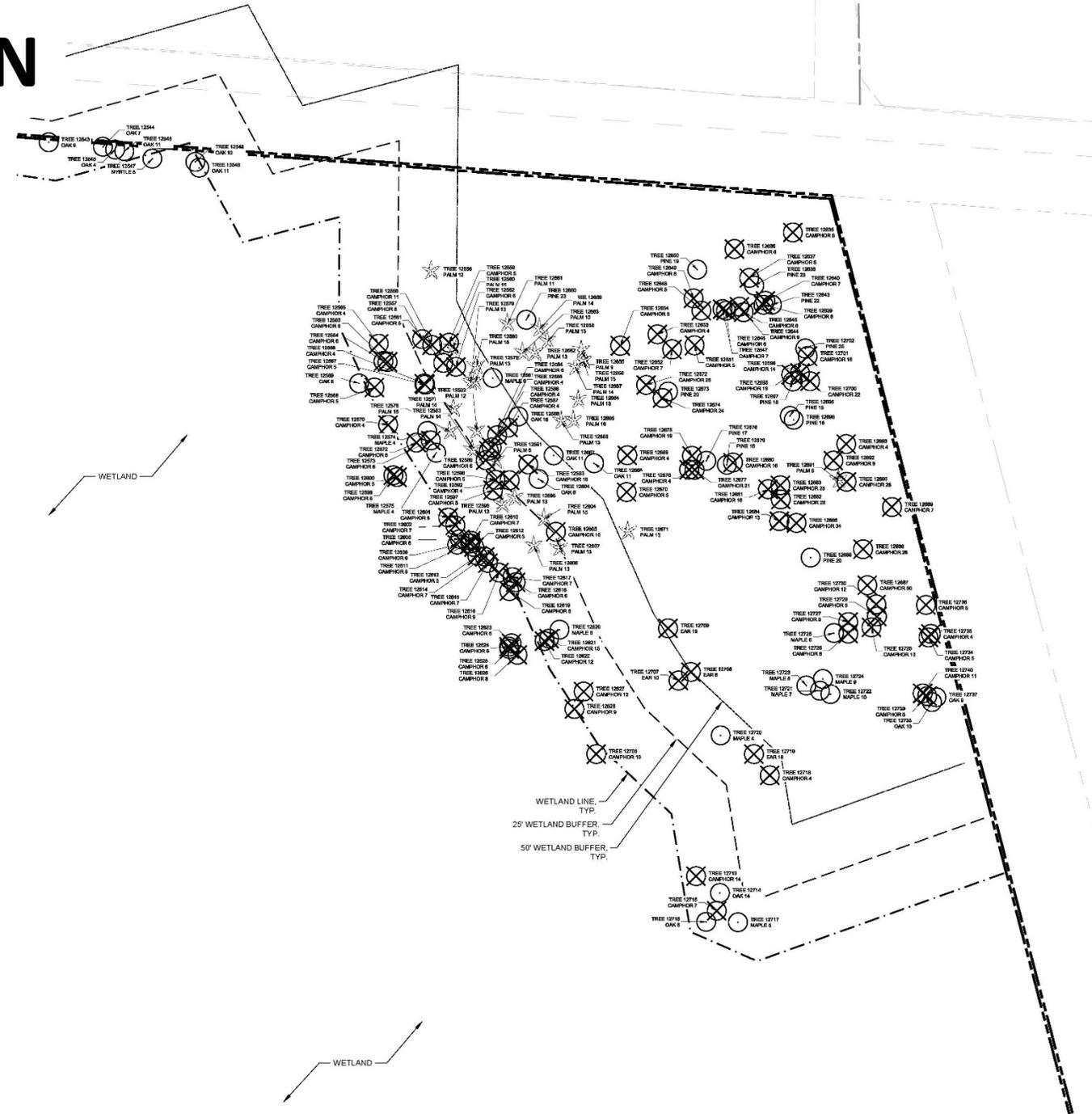
PALM TO REMAIN



PALM TO BE REMOVED



TPF 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,
 - Applicant has agreed to this condition
- Establishment of conservation easements on preserved wetland and upland habitat,
 - Applicant has agreed to this condition, Conservation Easement template provided
- Post-development eagle management plan,
 - See page 11 of updated Environmental Assessment Report
- Expanded analysis/details for wetland enhancement plan.
 - See updated Wetland Enhancement Plan, including best management practices cited in the Anclote River Watershed Management Plan (pages 41-41)

Sea Level Rise:

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

Transportation:

- Detailed and expanded Transportation Management Plan.
 - See updated 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.
 - Applicant has agreed to this request. The balance of the remaining acreage will be amended with the final adjustments to the preservation designations for the wetlands
- Per Section 207.03(C) the amendment meets the standards of Florida Statutes Chapter 163.

ADDITIONAL INFORMATION

- The applicant has indicated a preference meet the City's Public Art requirement through an onsite project
- Wetland mitigation for the impacted .91 acres of wetland is intended to be mitigated onsite via the wetland enhancement plan. Alternatively, if this is not recognized by SWFWMD the applicant will mitigate for these impacts with the Tarpon Springs Planning Area Boundary.

PLANNING & ZONING BOARD REVIEW

- The Planning and Zoning Board held a public hearing on Sept. 20, 2021 to review Applications 21-99, 21-100, 21-101, and 21-103.
- After review, discussion, and public comment the Planning and Zoning Board recommended to deny all three applications.

ADDITIONAL INFORMATION SLIDES



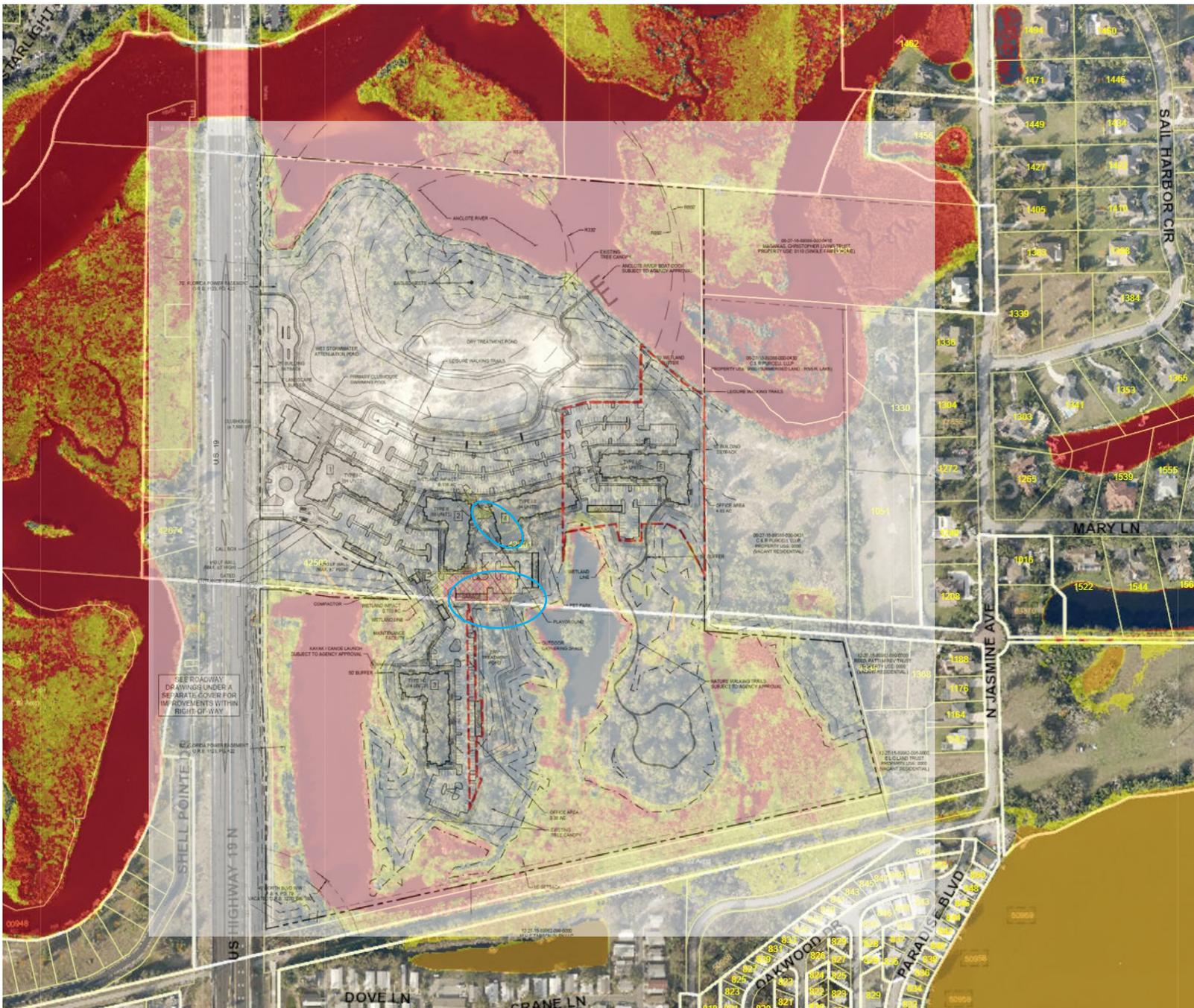
Pinellas County Sea Level Rise Viewer

NOAA Data, 2050 Projection

 Wetland areas to be mitigated as part of the proposed site development

SLR Year 2050

-  0 - 0.95 (Int-Low, Year 2050)
-  0.95 - 1.44 (Intermediate, Year 2050)
-  1.44 - 2.56 (High, Year 2050)
- 



Pinellas County Sea Level Rise Viewer

NOAA Data, **2070 Projection**

 Wetland areas to be mitigated as part of the proposed site development

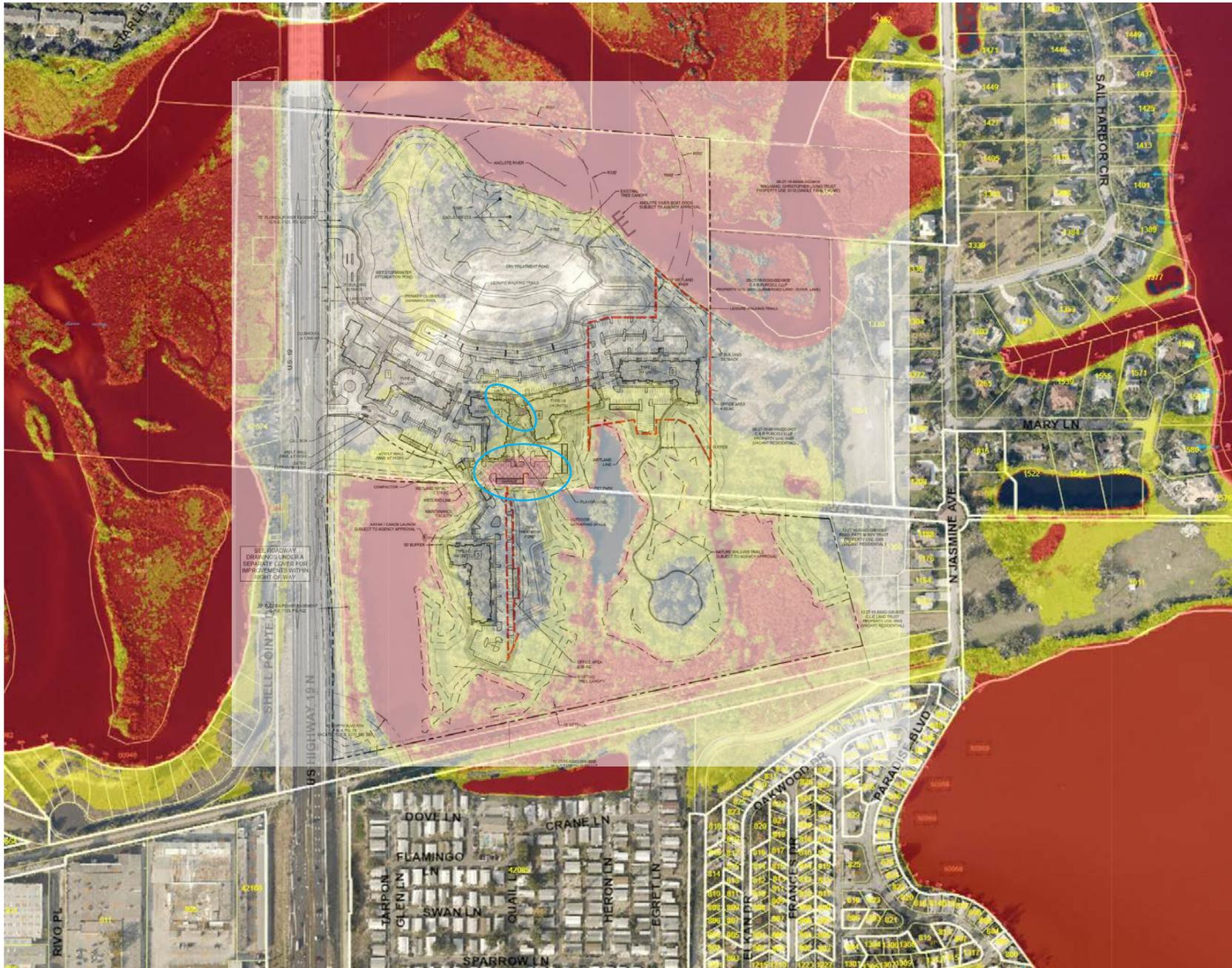
SLR Year 2070



0 - 1.35 (Int-Low, Year 2070)

1.35 - 2.33 (Intermediate, Year 2070)

2.33 - 4.56 (High, Year 2070)



ORDINANCE 2021-15

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR 64.17 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) OR RPD (RESIDENTIAL PLANNED DEVELOPMENT) TO ZONING DESIGNATION RPD (RESIDENTIAL PLANNED DEVELOPMENT); APPROVING PRELIMINARY PLANNED DEVELOPMENT FOR ANCLOTE HARBOR RESIDENTIAL PLANNED DEVELOPMENT; PROVIDING FOR DIMENSIONAL STANDARDS; 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 previously 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 property was rezoned to Residential Planned Development (RPD) district pursuant to Ordinance 2020-34 and a Conditional Use to allow residential use in the Commercial General Future Land Use Map Category was authorized pursuant to Resolution 2020-72; and

WHEREAS, Concerned Citizens of Tarpon Springs, Inc., filed a Petition for Writ of Certiorari challenging the adoption of Ordinance 2020-34; and

WHEREAS, the property owner has filed an application to amend the zoning district designation of said parcel ([Application 21-101](#)), whether it be from General Business (GB) should Concerned Citizens of Tarpon Springs, Inc. be successful in its Petition or from Residential Planned Development (RPD) as approved by Ordinance 2020-34 ; and

WHEREAS, the applicant is also requesting approval of a Preliminary Planned Development ([Application 21-101](#)) 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 (Applications 21-100 & 21-101) on September 20, 2021 and recommended denial by a vote of 6-1 on Application 21-100 and a vote of 7-0 on Application 21-101; 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 for 404 residential dwelling units with the following waiver of design requirements:

1. Allowance of a maximum building height of 53 feet,

and, with the following conditions:
 1. The donation to the City in the amount of \$444,000, voluntarily offered by the applicant, shall be provided prior to issuance of a Certificate of Occupancy for the project and shall be deposited into the City's Land Preservation Fund.
 2. The proposed Recreation/Open Space (R/OS) Future Land Use Map (FLUM) category designation shall be expanded from 6.48 acres to cover the entire 13.89 acres of longleaf pine/xeric oak habitat proposed for preservation. An amended FLUM application will be required to be processed simultaneously with adjustment of the existing Preservation (P) designation. The Preservation (P) FLUM designation shall be adjusted to cover the entire 21.17 acres of wetlands proposed for preservation. Digital coverage for mapping of all final R/OS and P coverage shall be provided in a format specified by the City at the time of site construction permit application submittal.
 3. A conservation easement in favor of the City shall be established over the entire acreage required by the conditions herein, of Recreation/Open Space and Preservation Future Land Use Map (FLUM) categories. The easement shall prohibit the use or transfer of any remaining density/intensity, restrict the site to certain recreational amenities, provide for certain water access facilities, prohibit vessel launching or landing except at designated water access facilities, and provide for maintenance free of species listed as invasive in the City's Land Development Code in perpetuity. The draft conservation easement shall be provided with the Final Development Plan.
 4. A post-development eagle management plan shall be submitted with the Final Development Plan. The plan should provide for controlled/restricted access to an appropriate buffer area around the nesting site during the establishment phase of the nesting season, and extended through the entire season should nesting occur. The program should be implemented for at least five years from the completion of the development and may be terminated at that point if no nesting occurs. Once nesting occurs, the five-year timeframe restarts in that year.
 5. The wetland enhancement plan submitted with the Final Development Plan shall include:
 - a. Details of plan implementation including methods of invasive exotic eradication, methods of existing native tree retention and protection, method of tree installation, and, a layout plan specifying areas to be planted. The plan should include increased tree species diversity beyond the three species listed in the current proposal;
 - b. An analysis of whether specific enhancement areas may be candidates for topographic alteration closer to original wetland elevations with the goal of achieving long-term functional conditions that discourage or prevent invasive exotic plant recruitment;

- c. Eradication of all Brazilian pepper (*Schinus terebinthifolius*) and camphor tree (*Cinnamomum camphora*) shall be eradicated from the entire property with maintenance free of these two species in perpetuity;
 - d. In order to discourage future spread of invasive species, the applicant shall seek approval from the Florida Department of Transportation (FDOT) to remove Brazilian pepper and camphor tree from the right-of-way adjacent to the project and to keep the right-of-way free of these exotics in perpetuity subject to the permission of FDOT. A similar request shall be filed with Pinellas County Public Works for Brazilian pepper removal from the Hays Road right-of-way adjacent to the project.
 - e. The applicant shall consider and include applicable best management practices and recommendations of the Anclote River Watershed Management Plan for implementation on the project site.
6. At least two (2) feet of additional elevation (freeboard) above the current NFIP flood zone finished floor elevation (AE 8) shall be supplied for all occupied buildings to be shown on the Final Development Plan.
 7. A detailed Transportation Management Plan shall be provided with the Final Planned Development that includes:
 - a. Details that more fully describe the currently proposed methods of transportation demand management,
 - b. Analysis and consideration of additional vehicle use reduction mechanisms such as, but not limited to, bicycle sharing, van circulator for local trips to goods and services, crosswalks/signals for bicycle access to local goods and services, and similar mechanisms.
 - c. Direct coordination with Pasco County Public Transportation (PCPT) and Pinellas County Transportation Authority (PSTA) regarding the need and/or advisability of providing a bus stop or shelter at the project site.
 - d. Analysis of the potential for participation in identified Bus Rapid Transit prioritized for the U.S. 19 corridor in the Advantage Pinellas Long Range Transportation Plan.
 8. An analysis of the future operation and potential adaptation needs for the onsite stormwater management system and wastewater infrastructure to be constructed by the developer shall be performed based on the 2017 National Oceanic and Atmospheric Administration intermediate-high sea level rise projections to the year 2050 and submitted with the Final Planned Development submittal.

Section 4. EFFECTIVE DATE

This Ordinance shall be effective upon approval, and, in conjunction with approval of Resolution 2021-52.

Ordinance 2021-15. 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.

ORDINANCE 2021-16

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR A 6.459 ACRE PORTION OF THE REAL PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH, THAT PORTION BEING 6.5 ACRES, MORE OR LESS, IN SIZE, FROM FUTURE LAND USE MAP DESIGNATION R/OG (RESIDENTIAL/OFFICE GENERAL) TO FUTURE LAND USE MAP DESIGNATION R/OS (RECREATION/OPEN SPACE); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Future Land Use Map designation of a 6.459-acre portion of said parcel from Residential/Office General (R/OG) district to Recreation/Open Space (R/OS) district ([Application 21-16](#)); and,

WHEREAS, the Board of Commissioners approved such request on October 26, 2021 to initiate the process for said amendments; and,

WHEREAS, the Board of Commissioners has determined that an amendment of the Future Land Use Map designation of the property from R/OG, Residential/Office General to R/OS, Recreation/Open Space designation is appropriate; and,

WHEREAS, the permitted uses within the R/OS, Recreation/Open Space, land use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, the property owner has also applied to rezone the entire 64.17-acre property from GB (General Business) district or RPD (Residential Planned Development as adopted by Ordinance 2020-34) to RPD (Residential Planned Development) district; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on September 20, 2021 [and recommended denial by a 6-1 vote](#); and,

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 166.041, F.S. and Section 206.00 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 Chapter 163, Part II, Florida Statutes.

2. The Board of Commissioners finds that this amendment to R/OS, Recreation/Open Space, land use designation is appropriate.

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended for 6.459 acres to Recreation/Open Space (R/OS) for a portion of the property located at 42501 U.S. Highway 19, Tarpon Springs, Florida and further described in Exhibit A attached hereto.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval.

RESOLUTION NO. 2021-52

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #21-99 REQUESTING CONDITIONAL USE APPROVAL 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 (Application 21-99) 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 September 20, 2021 and recommended ~~approval~~denial by a 6-1 vote; 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 #21-99 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: REPEAL OF RESOLUTION 2020-72

Resolution 2020-72 is hereby repealed.

SECTION 3: CONDITIONAL USE APPROVAL

Application #21-99 under Resolution 2021-52, 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 hereby approved.

SECTION 4: EFFECTIVE DATE

This Resolution shall be effective upon adoption of Ordinance 2021-15.

ANCLOTE HARBOR – PLANNING AND ZONING BOARD PACKET CONTENTS

- Anclothe Harbor – Links to Application Submittal Materials
- Preliminary Planned Development Sketches
- Staff Report: Comprehensive Plan Consistency Analysis
- Staff Report: Preliminary Planned Development
- Staff Report: Rezoning
- Ordinance 2021-15
- Staff Report: Conditional Use
- Resolution 2021-52
- Staff Report: Future Land Use Map Amendment
- Ordinance 2021-16
- Written Public Comment Received as of September 10, 2021

ANCLOTE HARBOR – LINKS TO APPLICATION SUBMITTAL MATERIALS

To view a document, click on the ‘Document Name’ in the tables below. To view all application materials submitted throughout the review process go to <https://connecttarponsprings.com/anclote-harbor>.

#21-99 – CONDITIONAL USE MATERIALS	
Document Name	Submittal Date
CU – Application	Original Submittal – 7/20/2021
CU – Narrative & Planning Report	Revised Submittal – 9/7/2021

#21-100 - REZONING MATERIALS	
Document Name	Submittal Date
RZ - Application	Original Submittal – 7/20/2021
RZ – Narrative & Planning Report	Revised Submittal – 8/20/2021
RZ – Boundary Survey	Original Submittal – 7/20/2021
RZ – Tree Survey	Original Submittal – 7/20/2021
RZ – Wetlands Survey	Original Submittal – 7/20/2021
RZ – Deed to Walmart	Original Submittal – 7/20/2021
RZ – Hurricane Shelter Study	Original Submittal – 7/20/2021
RZ – Traffic Impact Study	Revised Submittal – 8/20/2021
RZ – Response to Traffic Impact Study Comments	Revised Submittal – 8/20/2021

#21-101 – PRELIMINARY PLANNED DEVELOPMENT MATERIALS	
Document Name	Submittal Date
PPD – Application	Original Submittal – 7/20/2021
PPD – Narrative & Planning Report	Revised Submittal – 9/7/2021
PPD – Deed to Walmart	Original Submittal – 7/20/2021
PPD – Certificate of Concurrency	Original Submittal – 7/20/2021
PPD – Environmental Assessment Report	Revised Submittal – 8/20/2021
PPD – Stormwater Design Narrative	Original Submittal – 7/20/2021
PPD – Landscape Narrative	Revised Submittal – 8/20/2021
PPD – Utility Availability Statement	Original Submittal – 7/20/2021
PPD – Archaeological Resources Information	Original Submittal – 7/20/2021
PPD – Phase 1 Environmental Study	Original Submittal – 7/20/2021
PPD – Plan Set	Revised Submittal – 9/7/2021
PPD – Preliminary Drainage Plans	Original Submittal – 7/20/2021
PPD – Preliminary Utility Plans	Original Submittal – 7/20/2021
PPD – Preliminary Landscape Plans	Revised Submittal – 8/20/2021
PPD – Tree Mitigation Plan	Revised Submittal – 8/20/2021
PPD – Wetland & Buffer Enhancement Plan	Revised Submittal – 8/20/2021
PPD – Architectural Elevations	Original Submittal – 7/20/2021
PPD – Building Floor Plans	Original Submittal – 7/20/2021
PPD – FDOT Correspondence RE: Second US 19 Access	Original Submittal – 7/20/2021
PPD – Trash Compactor Plans & Model	Revised Submittal – 8/20/2021
PPD – Significant Upland Habitat Exhibit	Revised Submittal – 8/20/2021
PPD – Hurricane Response Plan	Revised Submittal – 8/20/2021

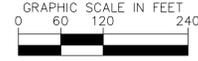
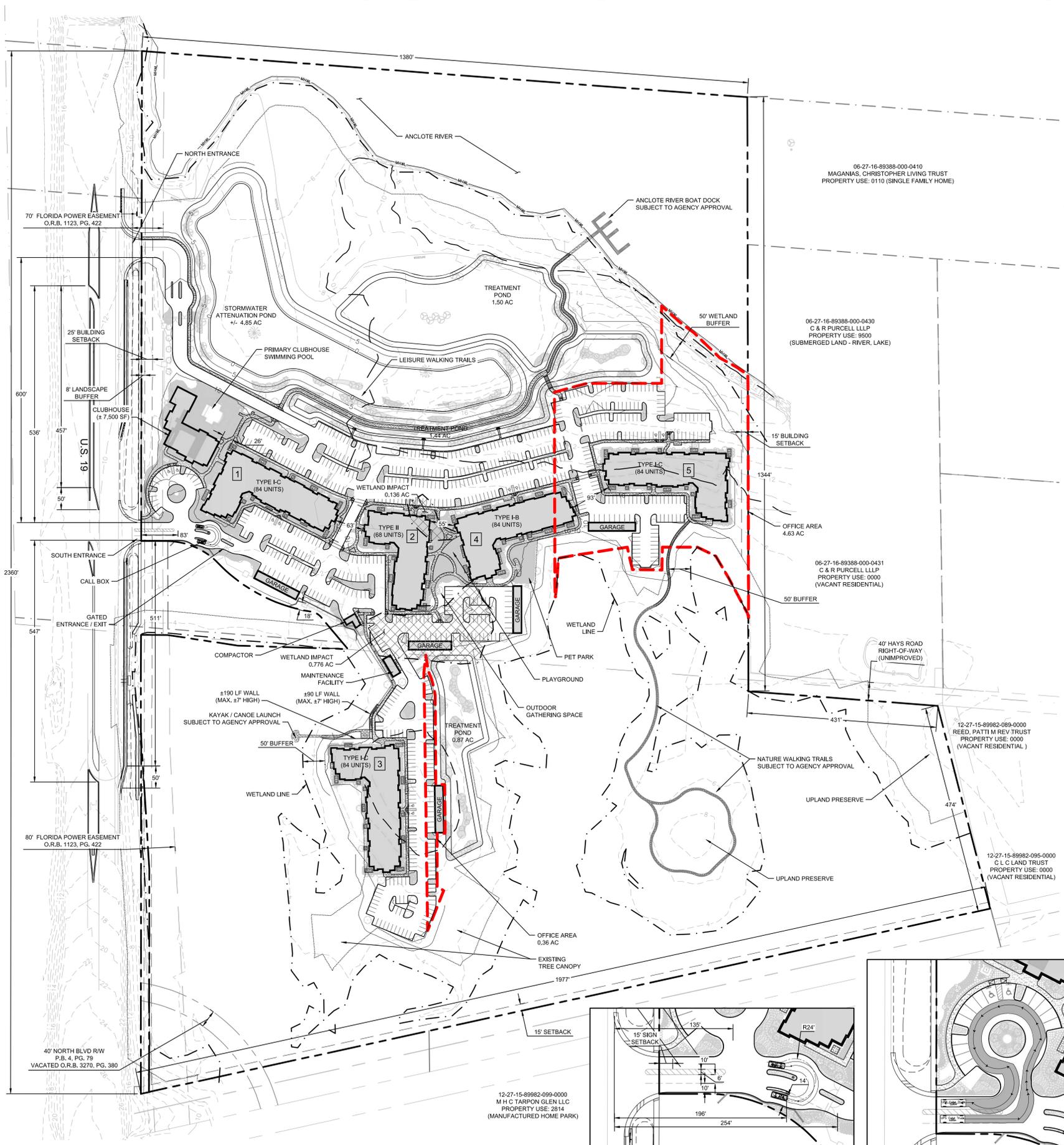
ANCLOTE HARBOR – LINKS TO APPLICATION SUBMITTAL MATERIALS

#21-103 – LAND USE AMENDMENT MATERIALS	
Document Name	Submittal Date
LUA – Application	Original Submittal – 7/20/2021
LUA – Deed to Walmart	Original Submittal – 7/20/2021
LUA – Legal Description & Sketch	Original Submittal – 7/20/2021
LUA – Narrative & Planning Report	Revised Submittal – 8/20/2021
LUA – Map Plan Amendment Site	Revised Submittal – 8/20/2021

ADDITIONAL SUBMITTAL MATERIALS	
Document Name	Submittal Date
Anclote Harbor Gap Study – Cover Letter	Revised Submittal – 9/2/2021
Anclote Harbor Gap Study – Response Letter	Revised Submittal – 9/2/2021
Anclote Harbor Gap Study	Revised Submittal – 9/2/2021
8/20/2021 – Revised Submittal Materials – Cover Letter	Revised Submittal – 8/20/2021
Response to 8/5/2021 TRC Comments	Revised Submittal – 8/20/2021
9/7/2021 – Revised Submittal Materials – Cover Letter	Revised Submittal – 9/7/2021
Response to 9/2/2021 TRC Comments	Revised Submittal – 9/7/2021
Drone Footage – AM Peak Hour (Submitted by Applicant)	8/17/2021 at 7:00 AM
Drone Footage – PM Peak Hour (Submitted by Applicant)	8/17/2021 at 4:00 PM

ANCLOTE HARBOR PRELIMINARY DEVELOPMENT PLAN

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Ancloate Harbor\CADD\Work\PlanSheets\PPDP-01 - 145062001.dwg PDP Sep 07, 2021 12:39pm by: Brandon Mastiello
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LEGEND

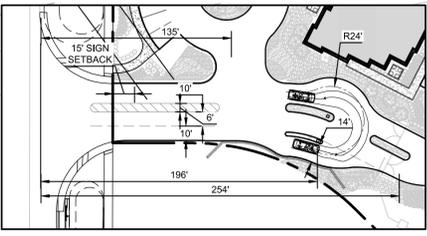
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- NORTH BLVD R/W
- EASEMENT LINE
- SECTION LINE
- FLOOD PLAIN LINE
- MEAN HIGH WATER LINE
- PROPOSED BUILDING
- PROPOSED RESIDENTIAL ON OFFICE LAND AREA - 4.99 AC (PER PINELLAS COUNTY WIDE PLAN, EFFECTIVE 10/24/2019)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLAND LINE
- WETLAND BUFFER (50')

LIGHTING NOTE:

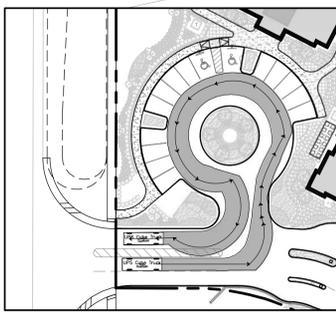
ON-SITE LIGHTING FIXTURE SELECTIONS SHALL AVOID GLARE AND LIGHT TRESPASS ON ADJACENT PROPERTIES BY SHIELDING THE LIGHT SOURCE THROUGH THE USE OF EXTERNAL GLARE SHIELDS WHERE APPLICABLE. FINAL LIGHTING FIXTURE SELECTION AND PLACEMENT TO DIRECTIONALLY DISPERSE LIGHT DOWNWARD TO MINIMIZE NIGHTTIME LIGHT 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(1)(7)(d) MAXIMUM ALLOWABLE HEIGHT	TO INCREASE THE ALLOWABLE MAXIMUM BUILDING HEIGHT FROM 45 FT TO 53 FT	

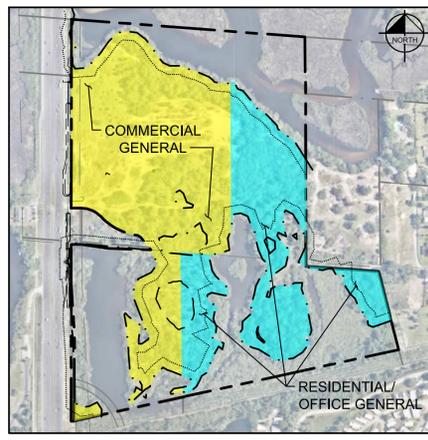
SITE DATA TABLE		
SITE SIZE		
TOTAL SITE	EXISTING 64.17 AC	PROPOSED 64.17 AC
UPLANDS	42.09 AC (26.65 CG / 15.44 ROG)	43.00 AC (27.53 CG / 15.47 ROG)
WETLANDS	22.08 AC (10.22 CG / 11.86 ROG)	21.17 AC (9.34 CG / 11.83 ROG)
WETLAND IMPACTS	N/A	0.91 AC
PROPERTY APPRAISER	06-27-16-89388-000-0420	
PARCEL NUMBER	42501 U.S. HIGHWAY 19 NORTH	
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, 9.0'	
	FLOOD PANEL 12103C0036G, 09/02/2003	
DENSITY	EXISTING	PROPOSED
	15 DU / AC MAXIMUM ALLOWED	DENSITY ENTIRE SITE: 404 UNITS / 64.17 AC 6.3 DU / AC DENSITY UPLANDS ONLY: 404 UNITS / 42.09 AC 9.6 DU / AC
ISR	EXISTING	PROPOSED
	0 IN ROG 0 IN CG	MAXIMUM ALLOWED: 0.75 IN ROG 0.85 IN CG PROPOSED: 0.10 IN ROG 0.24 IN CG
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	25' SIDE FACING SIDE
	20' FRONT / REAR FACING SIDE	30' FRONT / REAR FACING SIDE
WETLAND BUFFER	30' FRONT / REAR FACING FRONT / REAR	40' FRONT / REAR FACING FRONT / REAR
	+5' FOR EACH STORY ABOVE 2 STORES FOR ALL SEPARATIONS	
WETLAND BUFFER	50'	50'
MAXIMUM HEIGHT	45'	(WAIVER REQUESTED)
OPEN SPACE PER 78.01 (D7) (TOTAL SITE)	16.04 AC (25% OF TOTAL SITE)	8.02 AC UPLAND OPEN SPACE (50% MAX) TOTAL 31.30 AC (49% OF TOTAL SITE)
OPEN SPACE AND IMPERVIOUS PER ORD 2018-27	OPEN SPACE 9.10 AC (30% OF SIGNIFICANT UPLAND HABITAT)	OPEN SPACE 13.89 AC (46% OF SIGNIFICANT UPLAND HABITAT)
	MAX IMPERVIOUS 15.17 AC (50% OF SIGNIFICANT UPLAND HABITAT)	PROP. IMPERVIOUS 8.52 AC (28% OF SIGNIFICANT UPLAND HABITAT)
PARKING	707 SPACES FOR RESIDENCES (1.76 SPACES / DU) +46 SPACES (1 SPACE / 250 SF OF 11,500 SF CLUBHOUSE BUILDING) +37 SPACES (1 SPACE / 50 SF OF COMMUNITY POOL) LESS 79 SPACES (10% REDUCTION FOR PROXIMITY TO PINELLAS TRAIL) = 711 TOTAL SPACES	710 AT GRADE SPACES +44 GARAGE SPACES = 754 TOTAL SPACES



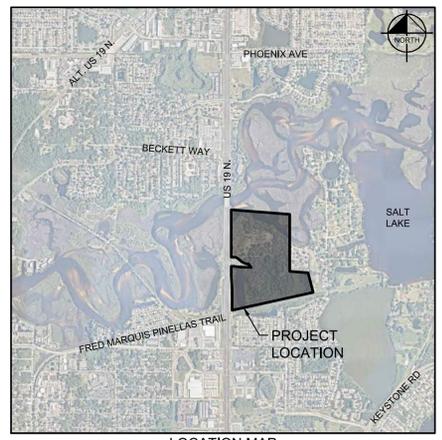
ENTRANCE DETAIL
SCALE: 1" = 60'



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'

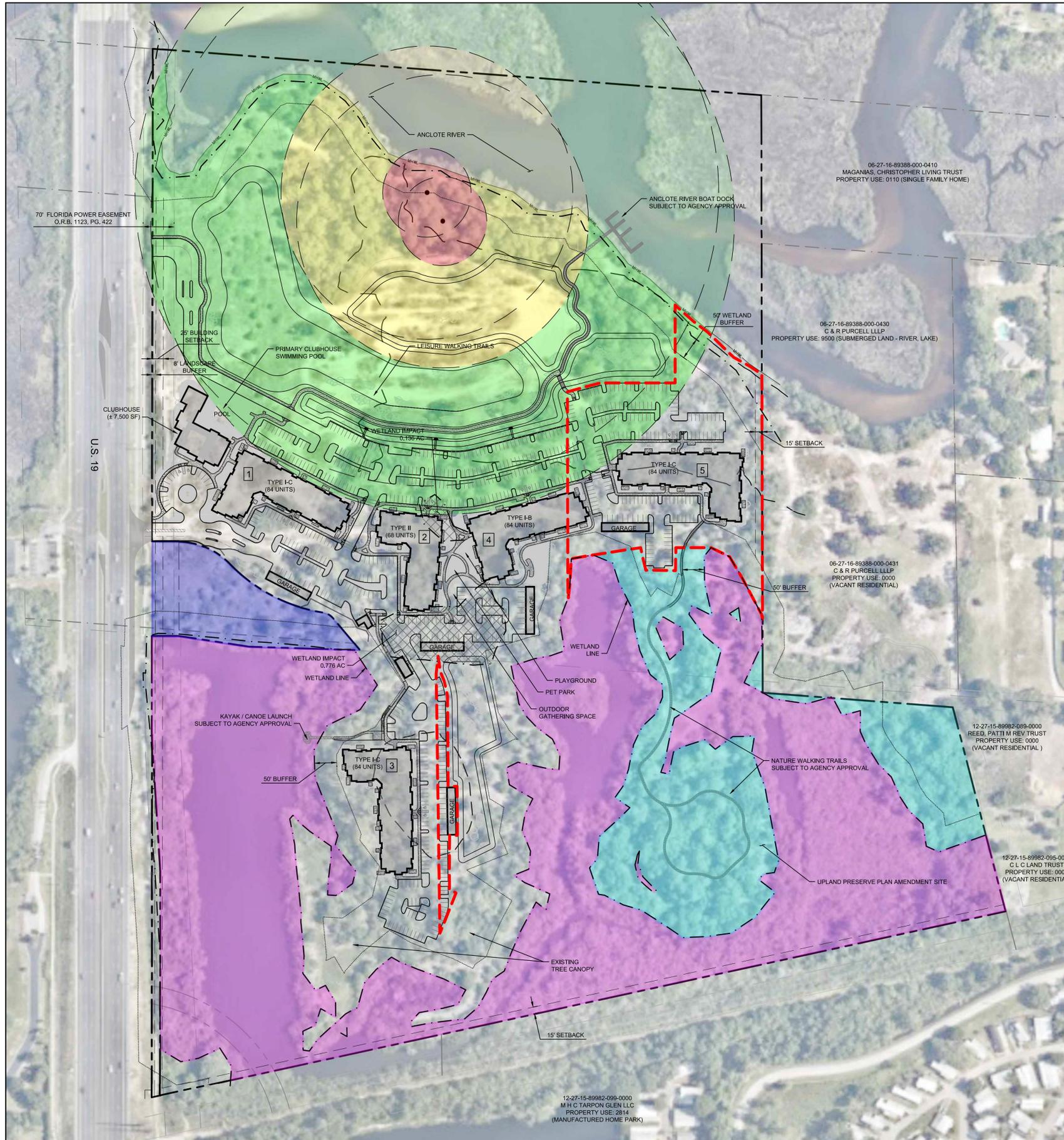
DESIGN ENGINEER: NATHAN Q. LEE, P.E.
 FLORIDA REGISTRATION NUMBER: 69843
 SCALE: DESIGNED BY: RPCC, DRAWN BY: BFN, CHECKED BY: ACC
 PROJECT NO. 145062001
 SHEET NUMBER PDP-01
 DATE: 08/20/2021
 REVISIONS: NO. DATE BY:

Kimley-Horn
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 WWW.KIMLEY-HORN.COM REGISTRY No. 696

MORGAN
ANCLOTE HARBOR
 PRELIMINARY DEVELOPMENT PLAN
 TARPON SPRINGS, FLORIDA

ANCLOTE HARBOR PRELIMINARY DEVELOPMENT PLAN

Drawing name: K:\TAM_Civil\145062 - Morgan\001 - Ancloate Harbor\Work\PlanSheets\PP-02 - CONSERVATION AREAS - 145062001.dwg PDP - Sep 03, 2021 2:09pm by: Brandon.Masiele
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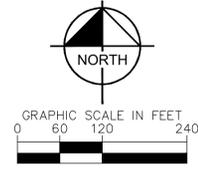


LEGEND

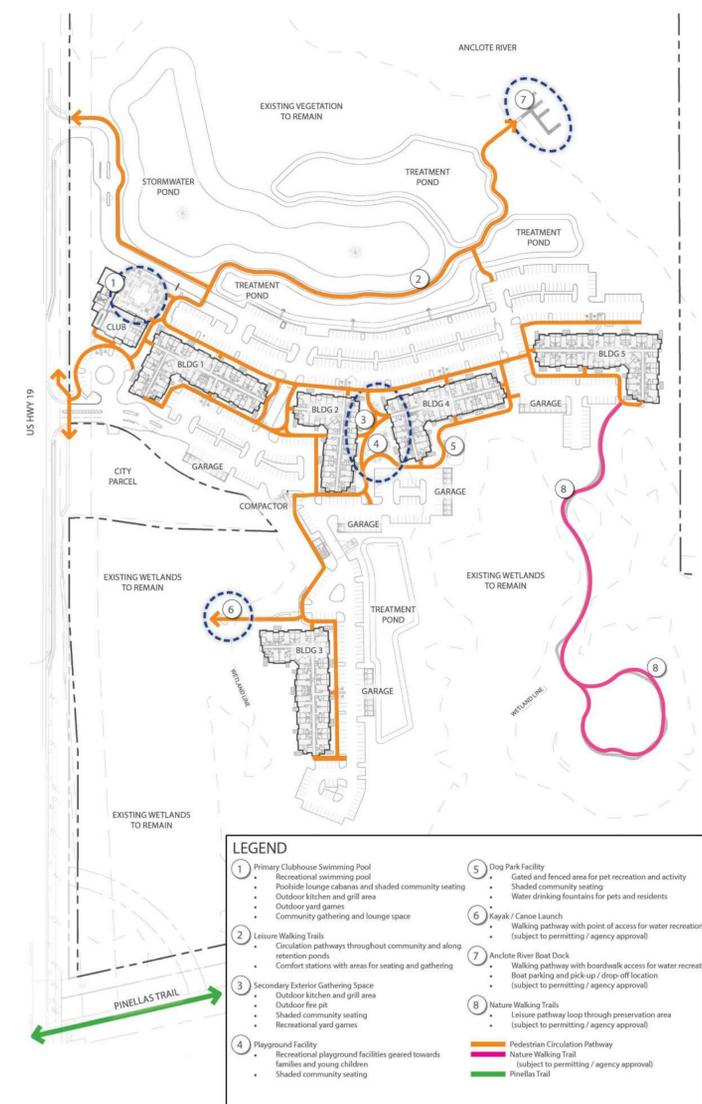
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- NORTH BLVD R/W
- EASEMENT LINE
- SECTION LINE
- FLOOD PLAIN LINE
- MEAN HIGH WATER LINE
- WETLAND LINE
- WETLAND BUFFER (50')
- WETLAND IMPACT AREA
- PROPOSED BUILDING
- PROVIDED RESIDENTIAL ON OFFICE LAND AREA

CONSERVATION LEGEND

- EAGLE NEST - 660' R (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



PEDESTRIAN CIRCULATION EXHIBIT



MORGAN ANCLOTE HARBOR	ANCLOTE HARBOR PRELIMINARY DEVELOPMENT PLAN CONSERVATION AREAS	DESIGN ENGINEER: NATHAN Q. LEE, P.E. FLORIDA REGISTRATION NUMBER: 69843	SCALE: DESIGNED BY: RPCC DRAWN BY: BFN CHECKED BY: ACC	DATE: 08/20/2021 PROJECT NO. 145062001 SHEET NUMBER PDP-02
ANCLOTE HARBOR PRELIMINARY DEVELOPMENT PLAN		REVISIONS:		DATE:
TARPON SPRINGS FLORIDA		WWW.KIMLEY-HORN.COM REGISTRY No. 696		No.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
September 20, 2021 / October 26, 2021 & November 9, 2021

STAFF REPORT – TARPON SPRINGS COMPREHENSIVE PLAN CONSISTENCY
September 13, 2021

This staff report specifically addresses consistency of the applications listed below with the City of Tarpon Springs Comprehensive Plan. The applicant has addressed Comprehensive Plan consistency in the narrative reports accompanying the applications. Those narrative reports and all other materials submitted by the applicant may be found at this link:

<https://connecttarponsprings.com/anclote-harbor>

Application No.	21-100 Rezoning (Ordinance 2021-15) 21-101 Preliminary Planned Development (Ordinance 2021-15) 21-99 Conditional Use (Resolution 2021-53) 21-103 Future Land Use Map Amendment (Ordinance 2021-16)
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:	64.17 acres
Current Zoning:	General Business (GB) or Residential Planned Development (RPD)
Proposed Zoning:	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) and Recreation/Open Space (R/OS)
Location / Parcel ID:	42501 U.S. Highway 19 North / 06-27-16-89388-000-0420

BACKGROUND:

Planning Department Staff performed an extensive review of the Anclote Harbor project for consistency with the policies of the Comprehensive Plan. All Comprehensive Plan Elements were reviewed. Spreadsheets (in pdf format) have been posted on the City's Anclote Harbor project page of Connect Tarpon Springs at: <https://connecttarponsprings.com/anclote-harbor> and are included with the staff report agenda packet for reference. Each policy was reviewed to determine if the



policy was applicable, and if so, comments are provided. Those policies determined to be “Not Applicable” are noted as “N/A” in the spreadsheets.

REVIEW CONTEXT:

The following excerpts from the Plan Administration Element are provided for guidance:

- Each element of the Comprehensive Plan contains a section of applicable goals, objectives, and policies. These goals, objectives, and policies are designed to describe and identify programs, activities, and regulations which will be used for the purpose of implementing the Comprehensive Plan recommendations.
- Goals are not designed to be implemented or enforced on a daily basis. Instead, goals are intended as the long-range end toward which the City desires to be directed. Objectives serve as a benchmark or interim measure with which progress toward the goals can be identified. The objectives tend to be specific, and are often measurable by a completion or implementation date. Policies represent the actual programs, activities, or means which are conducted to achieve a desired end.
- Goals, objectives, and policies are not listed in any order of importance. All goals, objectives, and policies shall be considered of equal importance in the implementation of this Comprehensive Plan.
- All development orders reviewed after the effective date of this Comprehensive Plan shall only be issued if they are consistent with the goals, objectives, and policies contained within the adopted plan. Requests for development order approval shall be reviewed in accordance with, and shall be consistent with, all elements of the Comprehensive Plan. Consistency shall mean to further the intent of the Comprehensive Plan. Inconsistency shall be determined when a development order is in conflict with the goals, objectives, and policies of the Comprehensive Plan.

COMPREHENSIVE PLAN REVIEW, BY ELEMENT

The following summary of findings is presented, by Element, for the consideration during the public hearing review process. For each element staff has made an overall finding of the project’s consistency with that element and discussion is provided for any “policies of concern” where full consistency is not obvious or the policy merits additional discussion for clarity of staff’s findings. For a complete analysis, please refer to the full staff review spreadsheets.

FUTURE LAND USE ELEMENT

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives and Policies of the Future Land Element. The following policies are identified as policies of concern with staff analysis provided for in *italics*:

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 4 (now Goal 5) of this element.

- *The intent of this policy was to push large scale development projects to include uses that address daily needs of living and employment in order to reduce reliance on vehicle trips.*
- *While not a mixed-use project, the project does incorporate amenities and services that seek to reduce external trips and promotes livable communities’ objectives. Developer should provide for services/amenities to compensate for singularity of use and reduce required external trips via automobile. Van circulator, ride sharing services, bike share are examples.*



- *Direct application of this policy, at this location, must be balanced with competing policies of the Coastal Element which seek to preserve wetland and upland habitat resources. Requiring a true “mixed use” center at this location may require additional land occupation and reduced preservation of wetlands and upland habitat. As currently proposed 96% of wetlands and nearly 14 acres of significant upland habitat are being preserved.*

COASTAL ZONE (COASTAL MANAGEMENT) ELEMENT

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Coastal Management portion of the Coastal Zone Element. The following policies are identified as polices of concern with staff analysis provided in *italics*:

Policy 1.1.1 Evaluate all wetland areas for potential preservation designation with a goal of “no net loss of wetlands”. Development projects which may affect wetland areas 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 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 Area that improves water quality and/or wildlife habitat.
 - *The entire site contains 22.08 acres of wetlands. The proposed project will impact less than 1 acre of isolated interior wetlands and will enhance the remaining wetlands with removal of exotic species and replanting. An initial UMAM (Unified Mitigation Assessment Methodology) evaluation has been conducted indicating a functional loss of .39 acres and a functional gain of 1.77 acres with the onsite wetland enhancement plan. The wetland and wetland buffer enhancement plan includes planting of over 6,000 trees.*

Policy 2.2.1 (paraphrased for clarity) Prioritize Anclote River shoreline uses along the South Bank of the Anclote River (not including the Working Waterfront) for Low Density Residential and Shoreline access for the public.

- *The permitted density allowed on the site, established by the designated future land uses, is 15 units per acre.*
- *The proposed density of the site, based upon gross acreage is 6.3 units per acre, well below the allowed 15 units. The Future Land Use category of “Residential Low” limits density to 5 units per acre. As noted above, the Future Land Use designations on the site allow for 15 units per acre.*
- *This same developer previously offered a solution to allow shoreline access for the public along the Anclote River. This proposal was discussed and ultimately rejected during previous public hearings on the proposed project.*

Policy 3.1.2 Restrict public investments such as roads, water, and sewer infrastructure, which would subsidize new private development in the Coastal High Hazard Area.



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- *Developer is extending sewer and reclaimed water at their expense. Long term maintenance will become the responsibility of the City. Are there construction methods to ensure a minimum 50-year lifespan for utilities that will be dedicated to the city and taking into consideration projected sea level rise?*
- *Important to note that a large portion of the City is in the Coastal High Hazard area where utilities and infrastructure are present and must be maintained by the City.*

Policy 3.1.4 Restrict the infill of vacant parcels in the Coastal High Hazard Area to 5 dwelling units per acre when a shelter deficit is demonstrated.

- *The hurricane shelter analysis appears to comply with the City's methodology and regulatory requirements. Analysis and hurricane response plan has been provided to Pinellas County Emergency Management for comment.*
- *The project is proposed to be constructed at a density of 6.3 units per acre and is well below the designated Future Land Use density allowed of 15 units per acre.*

Policy 3.4.2 Implement a policy of “no net increase” in residential density within the Coastal High Hazard Area, taking into account the cumulative effects of all previous land use amendments affecting residential density within the CHHA, as most currently defined. A tracking mechanism to implement this policy shall be implemented within the Future Land Use Element.

- *The proposed project is not proposing to increase allowable density, and is building well below the established density allowed by the Future Land Use map designations.*
- *The intent of this policy was to recognize the total allowable number of residential units throughout the City in the CHHA, based upon the future land use map designations in place. This would essentially create a “density pool” in the CHHA that could theoretically be shifted around as long there was no net increase based upon future land use map designations. This would allow one property to be increased in density, as long as another property was similarly decreased in density and the units balanced out.*
- *It is staff's opinion that this policy does not apply in this situation.*

COASTAL ZONE (COASTAL CONSERVATION) ELEMENT

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Coastal Conservation portion of the Coastal Zone Element. The following policies are identified as polices of concern with staff analysis provided in italics:

Policy 1.6.2 Utilize the transfer of development rights to protect areas identified as critical to providing critical habitat to protected wildlife species.

- *The project is clustering density in multifamily buildings to preserve uplands and limit impacts on wetlands, and avoid impacts to a known bald eagle nesting site.*

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

- *Applicant has provided endangered threatened species survey and will be required to obtain all jurisdictional permits. Site is providing substantial buffering of known eagle nests, preserving and enhancing 96% of wetlands and preserving over 13 acres of significant upland habitat.*



- *The project will preserve significant upland habitat at a greater rate than is required by Policy 1.1.12 of the Future Land Use Element (project is preserving 46% of significant upland habitat).*

Policy 1.6.4 To prohibit the destruction of threatened and endangered species through the protection of their habitat.

- *Applicant has provided endangered threatened species survey and will be required to obtain all jurisdictional permits. Site is providing substantial buffering of known eagle nests, preserving and enhancing 96% of wetlands and preserving over 13 acres of significant upland habitat.*
- *The project will preserve significant upland habitat at a greater rate than is required by Policy 1.1.12 of the Future Land Use Element (project is preserving 46% of significant upland habitat).*

Policy 1.6.6 Preserve / conserve wetlands and areas of significant upland habitat as defined in Future Land Use Policy 1.1.12 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 within the least environmentally-sensitive areas, and other techniques adopted in the Land Development Code.

- *The project is clustered within the least environmentally sensitive portions of the site utilizing disturbed areas to the fullest extent possible before encroaching into natural upland habitat and wetland habitat.*
- *The project will preserve significant upland habitat at a greater rate than is required by Policy 1.1.12 of the Future Land Use Element (project is preserving 46% of significant upland habitat).*
- *There will also be improvements in the overall habitat through wetland restoration, removal of invasives and replacement tree plantings.*
- *The applicant has committed to placing 6.46 acres into Recreation Open Space. Staff has recommended that the entire area identified as significant upland habitat (nearly 14 acres) be placed in the Recreation Open Space future land use map category.*
- *Staff is further recommending a conservation easement over the ROS designated lands and all preserved significant upland habitat and limit activities which can take place to passive walking trails and other recreation elements specifically identified on the Preliminary and Final Planned Development Plans.*

Policy 1.6.7 Wetlands 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.

- *Existing wetlands are already designated as Preservation. The applicant will provided verified wetland survey data and Preservation boundary will be updated to reflect the current location of the wetlands.*



TRANSPORTATION ELEMENT

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Transportation Element. The following policies are identified as polices of concern with staff analysis provided in *italics*:

Policy 1.5.3 The City shall discourage the development of low density residential projects which will increase urban sprawl and dependency on the personal automobile.

- *This is considered a low-medium density project, but it does largely depend upon automobiles for access to daily needs such as groceries and employment. However, the project does have good access to the Pinellas Trail for recreational needs and access to downtown and the Sponge Docks. Operation of small van circulator to groceries, downtown and docks should be considered. This policy must also be reconciled with policies that discourage higher densities within the CHHA and desire to protect onsite significant upland habitat and avoiding wetland impacts.*

PUBLIC SCHOOLS FACILITIES ELEMENT

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Public Schools Facilities Element. The following policies are identified as polices of concern with staff analysis provided in *italics*:

Policy 1.2.10 In order to facilitate the accurate annual assessment of projected public school facility capacity, the City of Tarpon Springs shall, throughout the year, notify the Pinellas County Planning Department of development permits, including certificates of occupancy issued for new dwelling units and expired school concurrency Residential Approvals, that affect the availability of school capacity, consistent with Section 13 of the Public Schools Interlocal Agreement, so that an estimate of the number of vested students can be maintained for school concurrency purposes. (Section 163.31777(2)(b), F.S.).

- *Staff updates Pinellas County schools of residential projects as they are approved. Pinellas County Schools has verified available capacity for this project and previously approved residential development projects. The following projects have been verified with Pinellas County Schools:*

Residential projects under construction or in the pipeline					
Development Name	Development Type	units	Projected Population Ave Household size	Projected population Average Family size	Acres
Icaria	Apartments	236	590	741	10.9
River Bend	Single Family	54	135	170	11.2
Anclote Harbor	Apartments	404	1010	1269	72.62
Eagle Creek	single Family	50	125	157	15.3
North Lake Estates	Single Family	44	110	138	43.54
Total		788	1970	2474	153.56
2019 Avg Household size for Tarpon Springs 2.5 persons					
2019 Avg Family size is 3.14 persons					



Policy 3.1.6 For new development or redevelopment within a two-mile radius of any existing or planned public school facility, the City of Tarpon Springs may require the developer to construct sidewalks along the corridor contiguous to the property being developed that directly serves the public school facility, in support of Section 1013.36 (5), F.S. and the MPO 2025 Transportation Plan.

- *This is a very unclear policy as written. Staff is of the opinion that the "corridor contiguous to the property being developed" would be US 19 where sidewalks already exist.*

UTILITIES ELEMENT

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Utilities Element. The following policies are identified as polices of concern with staff analysis provided in *italics*:

Policy 1.3.2 The City shall require developer participation to fund sewer system expansion when it is deemed necessary by the Public Services Department.

- *Developer is proposing extension of required sewer line to serve project and ensure downstream capacity to serve the project*
- *The Waste-Water Treatment Plant is currently operating at 2.1 MGD with available capacity up to 4.0 MGD. Based upon average daily use of 81 gallons per person per day the added impact upon the treatment plant would be approximately 85,000 gallons per day. This assumes an average household size of 2.5 persons per household and 404 apartments in the project.*

Based upon these calculations the City has more than ample capacity to serve this project, previously approved residential developments in the City, and expected additional population growth in the City. Projections by the Florida Housing Data Clearinghouse (Schimberg Center for Housing Studies) expect the City's population to be approximately 31,000 by year 2040. Current population is approximately 26,000, indicating population growth of approximately 5,000 persons. This would equate to an additional impact on the Waste Water Treatment Plant of less than .5 MGD

Policy 3.3.10 The City shall encourage the protection of privately owned jurisdictional wetlands and other prime recharge areas.

- *Conservation easements are requested over all wetlands and preserved upland habitat areas, 96% of wetlands being preserved and enhanced.*

Policy 4.3.2 The City shall continue to provide adequate spacing of fire hydrants to provide optimum hose lays and fire flow.

- *Fire Department has noted that additional fire hydrants and spacing will be required for Final Planned Development.*

UTILITIES ELEMENT / WATER SUPPLY PLAN

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Utilities Element Water Supply Plan. The following policies are identified as polices of concern with staff analysis provided in *italics*:

Policy 1.1.5 The City shall ensure that adequate water supplies and potable water facilities are in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent by a local government. Prior to approving a building permit or



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its functional equivalent, the City will consult with Pinellas County Utilities/Tampa Bay Water to determine whether adequate water supplies will be available to serve the development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

- *This policy is out of date. The City now supplies nearly 100% of its own water through the City’s Reverse Osmosis treatment plant. The Plant is currently operating at approximately 2.6 MGD with a total available capacity for up to 6.4 MGD. This is enough capacity available to accommodate over 30,000 additional population. The Anclote Harbor population is not expected to exceed 1,050 persons base upon current average household size of 2.6 persons per household. Future population projections by the Florida Housing Data Clearinghouse (Schimberg Center for Housing Studies) indicate a future population of approximately 31,000 in year 2040. This is an increase of approximately 5000 persons over current population.*

HISTORIC LAND USE

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Historic Element. The following policies are identified as polices of concern with staff analysis provided in *italics*:

Policy 1.5.2 The City shall require mitigation of archaeological sites prior to land development activities if preservation is not feasible.

- *An Archaeological review has been provided. Given adjacency to the Anclote River and known locations of previous archaeological evidence it is recommended that a Level 1 assessment be required prior to ground disturbing activities.*

HOUSING ELEMENT

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Housing Element. The following policies are identified as polices of concern with staff analysis provided in *italics*:

Policy 1.10.1 The City shall define workforce housing as the housing needs of households whose median income is between 80 and 120 percent of the area’s median income, with no more than 30 percent of their income spent on housing costs.

- *Based upon the latest income and rental assistance limits set by the Florida Housing Finance Corporation, at least some of the proposed units (rent ranges from \$1,500-\$2,500) could qualify as affordable workforce housing. See excerpt below.*

HUD release: 4/1/2021
Effective: 4/1/2021

**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Pinellas County	30%	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		388	416	549	719	889	1,059
(Tampa-St.Petersburg-Clearwater MSA)	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	51,660	54,612	646	692	831	960	1,071	1,181
	80%	41,350	47,250	53,150	59,050	63,800	68,500	73,250	77,950	82,656	87,379	1,033	1,107	1,328	1,535	1,712	1,890
Median: 72,700	120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000	123,984	131,069	1,551	1,662	1,995	2,304	2,571	2,836
	140%	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500	144,648	152,914	1,809	1,939	2,327	2,688	2,999	3,309

Policy 1.10.2 The City shall give priority to assisting affordable workforce housing projects that are nearby employment concentrations, public transportation, or within easy access to a range of public services.



- *No City assistance is requested, however this project is situated in an area of easy commuting distance to a high concentration of employment, public services and needs of daily living.*
- *The applicant's proposed rents may, based upon income limits and unit sizes, meet income limits to be considered affordable workforce housing and as such furthers the overall intent of the Housing Element.*

RECREATION OPEN SPACE ELEMENT

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Recreation Open Space Element. The following policies are identified as polices of concern with staff analysis provided in *italics*:

Policy 1.1.2 Provide additional facilities to meet the Level of Service standards adopted herein for existing residents and visitors.

- *Currently the City is only deficient in mini-park facilities. The applicant is providing onsite pool, picnic, playground, passive recreational trails and dog park facilities to meet the needs of its residents. In addition, water access sites for canoe/kayak launching are also provided. Applicant has committed to a donation of \$444,000 to the City's Land Preservation Fund in addition to paying all required Recreation Impact Fees (estimated at \$393,492).*

Policy 1.5.1 The City shall promote preservation of environmentally sensitive and scenic areas for passive recreational uses.

- *The total project site consists of 64 acres (22 acres of wetlands and 42 acres of uplands) The project proposes to preserve 13.89 acres of significant upland habitat and over 21 acres (96%) of wetlands on the site. Additionally, the overall plan incorporates drainage and stormwater features into the overall aesthetic design of the site and provides for passive recreational trails and other low impact recreation uses. Only 11.77 acres of the total 64 acres (approximately 18.5%) will be occupied by buildings, parking, or other impervious surfaces.*

Policy 1.5.2 Land designated as Recreation/Open Space by the Future Land Use Map shall be protected from the establishment or expansion of incompatible uses.

- *The applicant proposes to designate 6.5 acres of developable upland habitat to the Recreation Open Space land use category. Staff has requested that the entire 13.89 acres of upland habitat designated to be preserved be officially designated with the Recreation Open Space land use map category. Further, staff is recommending Conservation easements are requested to further limit recreation uses in these areas to passive trails and similar uses.*

Policy 1.5.3 Preserve environmentally sensitive open spaces in perpetuity through conservation easements.

- *The applicant proposes to designate 6.5 acres of developable upland habitat to the Recreation Open Space land use category. Staff has requested that the entire 13.89 acres of upland habitat designated to be preserved be officially designated with the Recreation Open Space land use map category. Further, staff is recommending Conservation easements are requested to further limit recreation uses in these areas to passive trails and similar uses.*



CAPITAL IMPROVEMENTS

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Capital Improvements Element. The following policies are identified as polices of concern with staff analysis provided in *italics*:

Policy 1.2.1 The City shall limit development within High Hazard Coastal Areas with dedicated City funds to the following conditions: those which are in need of stormwater improvements, those in need of restoration of natural resources, or existing public facilities in need of restoration or maintenance.

- *Public facilities serving the project are already built or will be installed at no expense to the City (potable water, sanitary sewer, drainage facilities, reclaimed water and roadway improvements).*

Policy 1.4.5 The City shall assess new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted level of service standards.

- *The applicant is proposing to install required sewer, reclaimed and road facilities. Additionally, the development will be assessed impact fees commensurate with the development. The applicant is also committing to a substantial additional contribution to the City's Land Preservation Fund.*
- *Estimated impact fees to be paid by the developer are:*

ANCLOTE HARBORS APARTMENTS			
Estimated Impact Fees & Annual City Ad Valorem Taxes			
	Per Unit Value/Fee	Total Units	Total
Impact Fee			
Police	\$ 344	404	\$ 138,996
Fire	\$ 295	404	\$ 119,099
Library	\$ 347	404	\$ 140,188
Parks & Rec	\$ 974	404	\$ 393,492
General Govt	\$ 74	404	\$ 29,775
Water	\$ 2,320	404	\$ 937,280
Sewer	\$ 1,616	404	\$ 652,864
Transportation	\$ 1,420	404	\$ 573,680
TOTAL			\$ 2,985,374
Estimated future valuation at "stabilization" based on comparable Property Appraiser data	\$ 175,000	404	\$ 70,700,000
Estimated annual ad valorem taxes (5.37 mils)			\$ 379,659



INTERGOVERNMENTAL COORDINATION

On balance, staff finds the Anclote Harbor project consistent with the Goals, Objectives, and Policies of the Intergovernmental Coordination Element. The following policies are identified as policies of concern with staff analysis provided in *italics*:

Policy 1.3.1 The City shall coordinate and mitigate development and service impacts with Pasco and Pinellas County government through written notification prior to the adoption of development permits and formal consideration of comments received on the proposed development activity.

- *The City has identified potential impacts upon available hurricane shelter spaces as a service level impact under this policy. The City has transmitted the hurricane shelter analysis impacts to Pinellas County Emergency Management in support of this policy. As of the date of the drafting of this document no correspondence has been received. Staff will update this analysis based upon any future responses provided.*

OVERALL STAFF FINDINGS

After an extensive review of the proposed application, staff finds the project, as properly conditioned, furthers the intent of, and is consistent with, the Goals, Objectives and Policies of the Comprehensive Plan.



**CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
September 20, 2021 / October 26, 2021 & November 9, 2021**

**STAFF REPORT – PRELIMINARY PLANNED DEVELOPMENT
September 13, 2021**

This staff report specifically addresses the request for Preliminary Planned Development approval. Included with this packet is the submitted development plan, the applicant’s narrative and draft Ordinance 2021-15 proposed for adoption. All other materials submitted by the applicant may be found at this link: <https://connecttarpon Springs.com/ancote-harbor>

Application No.	21-101 Preliminary Planned Development (Ordinance 2021-15)
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:	64.17 acres
Current Zoning:	General Business (GB) or Residential Planned Development (RPD)
Proposed Zoning:	Residential Planned Development (RPD) Ordinance 2021-15
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) and Recreation/Open Space (R/OS)
Location / Parcel ID:	42501 U.S. Highway 19 North / 06-27-16-89388-000-0420

SUMMARY OF REQUEST:

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. A previous application for this project, which is under legal challenge, rezoned the entire property from General Business (GB) to Residential Planned Development (RPD). The current request is to rezone the entire site to Residential Planned Development (RPD) to re-affirm the rezoning to RPD along with approval of a Preliminary Planned Development. The applicant is also requesting a Concurrency Certificate, a Rezoning of the property from General Business (or Residential Planned Development approved under Ordinance 2020-34) to Residential Planned Development, a Conditional Use approval for a residential use in the Commercial General Future Land Use Map category, and, a Future Land Use Map (FLUM) amendment to Recreation/Open Space for a portion of the property.



PRELIMINARY STAFF RECOMMENDATION: PRELIMINARY PLANNED DEVELOPMENT

Staff recommends approval of the Preliminary Planned Development and Rezoning under Ordinance 2021-15 with the following conditions:

1. The donation to the City in the amount of \$444,000, voluntarily offered by the applicant, shall be provided prior to issuance of a Certificate of Occupancy for the project and shall be deposited into the City's Land Preservation Fund.
2. The proposed Recreation/Open Space (R/OS) Future Land Use Map (FLUM) category designation shall be expanded from 6.48 acres to cover the entire 13.89 acres of longleaf pine/xeric oak habitat proposed for preservation. An amended FLUM application will be required to be processed simultaneously with adjustment of the existing Preservation (P) designation. The Preservation (P) FLUM designation shall be adjusted to cover the entire 21.17 acres of wetlands proposed for preservation. Digital coverage for mapping of all final R/OS and P coverage shall be provided in a format specified by the City at the time of site construction permit application submittal.
3. A conservation easement in favor of the City shall be established over the entire acreage required by the conditions herein, of Recreation/Open Space and Preservation Future Land Use Map (FLUM) categories. The easement shall prohibit the use or transfer of any remaining density/intensity, restrict the site to certain recreational amenities, provide for certain water access facilities, prohibit vessel launching or landing except at designated water access facilities, and provide for maintenance free of species listed as invasive in the City's Land Development Code in perpetuity. The draft conservation easement shall be provided with the Final Development Plan.
4. A post-development eagle management plan shall be submitted with the Final Development Plan. The plan should provide for controlled/restricted access to an appropriate buffer area around the nesting site during the establishment phase of the nesting season, and extended through the entire season should nesting occur. The program should be implemented for at least five years from the completion of the development and may be terminated at that point if no nesting occurs. Once nesting occurs, the five-year timeframe restarts in that year.
5. The wetland enhancement plan submitted with the Final Development Plan shall include:
 - a. Details of plan implementation including methods of invasive exotic eradication, methods of existing native tree retention and protection, method of tree installation, and, a layout plan specifying areas to be planted. The plan should include increased tree species diversity beyond the three species listed in the current proposal;
 - b. An analysis of whether specific enhancement areas may be candidates for topographic alteration closer to original wetland elevations with the goal of achieving long-term functional conditions that discourage or prevent invasive exotic plant recruitment;
 - c. Eradication of all Brazilian pepper (*Schinus terebinthifolius*) and camphor tree (*Cinnamomum camphora*) shall be eradicated from the entire property with maintenance free of these two species in perpetuity;
 - d. In order to discourage future spread of invasive species, the applicant shall seek approval from the Florida Department of Transportation (FDOT) to remove Brazilian pepper and camphor tree from the right-of-way adjacent to the project and to keep the right-of-way free of these exotics in perpetuity subject to the permission of FDOT. A similar request shall be filed with Pinellas County Public Works for Brazilian pepper removal from the Hays Road right-of-way adjacent to the project.



- e. The applicant shall consider and include applicable best management practices and recommendations of the Anclote River Watershed Management Plan for implementation on the project site.
- 6. At least two (2) feet of additional elevation (freeboard) above the current NFIP flood zone finished floor elevation (AE 8) shall be supplied for all occupied buildings to be shown on the Final Development Plan.
- 7. A detailed Transportation Management Plan shall be provided with the Final Planned Development that includes:
 - a. Details that more fully describe the currently proposed methods of transportation demand management,
 - b. Analysis and consideration of additional vehicle use reduction mechanisms such as, but not limited to, bicycle sharing, van circulator for local trips to goods and services, crosswalks/signals for bicycle access to local goods and services, and similar mechanisms.
 - c. Direct coordination with Pasco County Public Transportation (PCPT) and Pinellas County Transportation Authority (PSTA) regarding the need and/or advisability of providing a bus stop or shelter at the project site.
 - d. Analysis of the potential for participation in identified Bus Rapid Transit prioritized for the U.S. 19 corridor in the Advantage Pinellas Long Range Transportation Plan.
- 8. An analysis of the future operation and potential adaptation needs for the onsite stormwater management system and wastewater infrastructure to be constructed by the developer shall be performed based on the 2017 National Oceanic and Atmospheric Administration intermediate-high sea level rise projections to the year 2050 and submitted with the Final Planned Development submittal.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Adjacent to the Anclote River; Upland and wetland habitats.
Flood Hazards:	Flood zones X Unshaded, X Shaded and AE 8.00 (2021 FIRM)
Vehicle Access:	Adjacent to U.S. Highway 19 North, a major arterial roadway

ZONING & LAND USE ON ADJACENT SURROUNDING PARCELS (CITY AND COUNTY JURISDICTION):

	Zoning:	Land Use:
North:	Land Conservation (LC) and Residential Office (RO)	Preservation (P) and Residential/Office General (R/OG)
South:	<u>Right of Way:</u> Residential Agriculture (R-A) and Residential Medium (RM) <u>Residential:</u> Residential Mobile Home (RMH) and Mobile Home Park (MHP)	<u>Right of Way:</u> Preservation (P) and Recreation Open Space (ROS) <u>Residential:</u> 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	Complies
Maximum Residential Density (from Future Land Use Map categories)	CG: uplands: 400 units wetlands: 10 units R/OG: 75 units*	n/a	404 units	✓
Total Density:	485 units	n/a	404 units	✓
Lot Standards:				
Minimum Lot Area	10,000 square feet	10,000 square feet	64.17 acres	✓
Min. Lot Width	80 feet	100 feet	2,000± feet	✓
Min. Lot Depth	90 feet	n/a	n/a	✓
Maximum Height	45 feet	45 feet	53 feet	Waiver requested
Setbacks:				
Front Yard	25 feet	25 feet	25 feet to 70 feet	✓
Side Yard	20 feet	15 feet	190 feet to 230 feet	✓
Side Street	20 feet	15 feet	n/a	✓
Rear Yard	20 feet	15 feet	15 feet	✓
Between Buildings	25 feet	25 feet	29 feet	✓
Wetland/Shoreline Buffers	50 feet	50 feet	50 feet	✓
Open Space Ratio				
Entire Site	n/a	25% (16.04 acres - must include less than 50% wetlands)	49% (31.3 acres of eligible area)	✓
Significant Upland Habitat	30% (9.1 acres) minimum	30% (9.1 acres) minimum	46% (13.89 acres)	✓
Impervious Surface Ratio				
Entire Site	75% in R/OG 85% in CG	75% in R/OG 85% in CG	10% in R/OG 24% in CG	✓
Significant Upland Habitat	50% (15.17acres) maximum	50% (15.17 acres) maximum	28% (8.52 acres)	✓

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



REVIEW STANDARDS/STAFF ANALYSIS – PRELIMINARY PLANNED DEVELOPMENT

Section 79.00 of the Land Development Code – Review Criteria for Planned Developments states, “Planned Development Districts may hereafter be established by amendment to the Official Zoning Atlas provided they are found to satisfy the following criteria.”

79.00(A) Consistent with the Comprehensive Plan: 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: A separate report analyzing consistency with the Comprehensive Plan is included with the agenda packet.

79.00(B) Physical Character of the Site: The Planned Development District sites shall be suitable in location, area, and character for the uses and structures proposed.

Staff Analysis:

Site Background: From the earliest available 1940s aerial photography it appears that the project site was originally vegetated with longleaf pine/xeric oak habitat. Significant property alteration appears to have ceased by 1990. The 1997 aerial clearly show the results of the intervening 50 years of site alteration including including vegetation removal, on-site excavation and fill deposition, and, presumed removal of fill to off-site locations. The property is currently vegetated with remaining longleaf pine/xeric oak habitat, disturbed uplands and disturbed wetlands that are heavily vegetated with invasive exotics. The property was approved for a commercial/office Development of Regional Impact (DRI) in 1998 and was approved for a commercial retail project in 2007. Neither project was built. The current proposed project, submitted in 2021 is for a residential multifamily (apartment) community.

Location in Context of Future Land Use: The project is located directly on the U.S. Highway 19 North corridor. The section of U.S. Highway 19 North traversing the City of Tarpon Springs is characterized by a built environment of commercial and higher-density residential development. It is also the major “pass-through” transportation corridor in north Pinellas County funneling the workforce to and from major employment centers in southern Pinellas County. The majority of U.S. 19 zoning is dominated by non-residential categories including Highway Business, Industrial Restricted, Residential Office and Commercial Planned Development. Interspersed with these zonings are higher density mobile home parks and apartment developments closely oriented to and accessed directly from the highway. This includes the nearby Riverside Apartments, currently the largest complex in the City at 304 units, and situated similarly in landscape context to the proposed Anclote Harbor project. Riverside, built in 2001, is also accessed from U.S. Highway 19 and also borders the Anclote River shoreline.

The Future Land Use Map (FLUM) primarily reflects commercial designations along the highway corridor until one reaches the segment north of the Spruce Street where the predominant FLUM categories are Residential/Office/Retail and Industrial Limited. This reflects a desired long-term land use platform supporting moderated traffic volumes along this northern segment. Existing land uses in this area include residential co-dominating with low trip-generating non-residential uses such as large specialty retailers (auto dealer and tool supply), offices, and some industrial. The only FLUM category in this area that designates a commercial category of potentially higher trip generation is



the Commercial General designation on the subject property. This designation essentially recognized the 1998 approved DRI that was never developed.

“Intensity” of a proposed development can be characterized, in the context of transportation capacity constraints, in terms of proposed project trip generation. In this case, the transportation Level of Service on this segment of U.S. Highway 19 North is established at “F” which essentially reflects inadequate capacity and periods of “gridlock.” The City’s Future Land Use Map places the U.S. Highway 19 corridor north of Spruce Street into lower intensity land use categories as compared to the remainder of the Tarpon Springs corridor. Forward Pinellas, the countywide transportation authority has characterized trip generation standards for land use categories corresponding to the City’s designations in this area. Office use is set at 89 trips per day per acre, Employment use at 206 trips per day per acre, and Industrial use at 216 trips per day per acre. These rates are much lower than the Retail & Services (R&S) category (433 trips per day per acre) that currently applies to the subject property on the Countywide Map. The current proposed residential project generates 34 trips per day per acre and, if approved as conditioned, will limit the site to that trip generation level. Therefore the project will align with the desired long-term pattern of moderate intensity trip generation currently reflected in the City’s projected future land use pattern for this area.

Location and Character in Context of Surrounding Area: The proposed use is consistent with the built character of the immediate area. Uses to the north include the St. Luke’s Cataract & Laser Institute, commercial retail and Riverside Apartments. The proposed apartment complex is consistent with those uses and in addition is buffered from them by the Anclote River and U.S. Highway 19 bridge. To the south, the Tarpon Glen and Leisure Lake Village mobile home communities are consistent in density and character with the complex being proposed. The proposed wetland/upland preservation areas buffer the site from those communities. The closest use to the site is the Sail Harbor single family development to the east. The proposed development preserves natural habitat that will buffer Sail Harbor. In addition, the proposed orientation of the development including buildings, on-site activities, and vehicular traffic direct impacts towards U.S. Highway 19 and away from the Sail Harbor community. Overall, the proposed residential use introduces significantly fewer potential compatibility conflicts with the Sail Harbor community than a commercial use would. Project features that assist in achieving appropriateness in the character context include:

- A voluntary 81-unit (16.7%) reduction in density below the maximum allowable by right,
- A layout that clusters the built features into the uplands and retains tidal wetlands,
- 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 as open space for passive recreational use, including the area closest to the Sail Harbor community,
- 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.

It is noted that the proposed residential apartment housing product provides the ability to cluster the development on the site and orient activity away from existing neighborhoods and sensitive environmental features. A single family residential or commercial development on this site would necessarily require a more sprawling layout and more parking.



79.00(C) Land Use Compatibility: 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 surrounded primarily 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 introduces virtually no potential land use conflicts to current or future development in the surrounding area. It will provide an appropriate housing product and density for this general area and will significantly reduce the potential future traffic impact of this site.

79.00(D) Adequacy of Public Facilities: Planned Development Districts shall be so located that the existing public facilities are maximized to serve the uses proposed.

Staff Analysis:

Potable Water Utilities: The project has proposed a potable water consumption rate of 101,000 gallons per day for the 404 dwelling units. The City's potable water facilities have existing infrastructure in place and sufficient capacity to serve the site and this development. *See rezoning staff report for further discussion.*

Drainage: The applicant has presented a preliminary drainage layout that has been accepted by the City as demonstrating that all newly generated stormwater runoff can be handled on site. A full drainage plan that complies with the City's Land Development Code standards and the requirements of the Southwest Florida Water Management District will be required at the time of Final Planned Development. Long-term function of the system in the context of sea level rise should be analyzed for future potential adaptations.

Solid Waste: The project has proposed a solid waste generation rate of 2020 tons per year for the 404 dwelling units. Tarpon Springs' solid waste is sent to the Pinellas County for deposition in the landfill and processing in the County's waste to energy plant. The City has confirmed that there is more than sufficient capacity to accept the project's anticipated volume. 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. *See rezoning staff report for further discussion.*

Recreation: The City's Comprehensive Plan currently shows deficiencies in the City's level of service standards for mini-parks. The applicant has proposed a variety of on-site passive recreational amenities including a community clubhouse, dog park, picnic area, playground, and nature trail. 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, and providing activities geared specifically to children. The applicant is also proposing a docking facility and second canoe/kayak launch in the wetlands area. Additionally, future residents have direct access to the Pinellas Trail via the existing public sidewalk along U.S. Highway 19. Therefore, the mini-parks deficiency is addressed on the site. The applicant has also volunteered a donation of \$444,000 to be deposited in the City's Land



Preservation Fund and the project will be providing recreation impact fees, estimated at \$393,492. *See rezoning staff report for further discussion.*

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. Pinellas County Schools has verified that there is more than sufficient capacity to handle the expected student generation from the development. *See rezoning staff report for further discussion.*

Fire Protection, Law Enforcement, Library: The project site is located within the City's existing service areas for police and fire protection. The City has sufficient fire protection, law enforcement and library services capacity available to serve the development. *See rezoning staff report for further discussion.*

Transportation Network: The project is located directly on U.S. Highway 19, an existing major arterial highway with direct connection to Pinellas County destinations to the south and to Pasco County to the north. The U.S. Highway 19 corridor is available to serve the project with the implementation of a Transportation Management Plan (TMP) designed to mitigate impacts to this deficient corridor. The City's Comprehensive Plan calls for construction of any projects in the TMP within 3 years of project development (Transportation Element Policy 1.4.2). The City will require a detailed TMP with implementation and monitoring as part of the Final Development Plan submittal. The applicant also proposes to install traffic operations improvements for safe ingress and egress to the site including new median cuts on U.S. Highway 19, and turn lanes into the site.

Sanitary Sewer (Wastewater): Section 122.05 of the Land Development Code (LDC) states that the concurrency requirement may be met if "the developer has committed through the development review process to provide the necessary facility improvements." The applicant is proposing wastewater generation of 101,000 gallons per day. The City's wastewater facilities have sufficient existing service capacity for this project but the site is not physically served with wastewater collection infrastructure. The applicant proposes, at their sole expense, 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. Anticipated life of the installed infrastructure should be provided to anticipate future repair/replacement planning, especially in the context of projected sea level rise. *See rezoning staff report for further discussion.*

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. However, there is a lack of in-county facilities rated for sheltering in a major storm (Category 3 or above). The shelter analysis has been provided to Pinellas County Emergency Management. *See rezoning staff report for further discussion.*



79.00(E) Relation to Major Transportation Facilities: 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:

Location and Mass Transit: The project is located on U.S. Highway 19, a State road and the busiest thoroughfare in the City. While U.S. Highway 19 is served by transit facilities, the project site location is not currently served. The northern limit of 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. Although PCPT Route 19 traverses the area between Tarpon Avenue and Pasco County, there are currently no plans for designated stops in that area (there are some existing on-call stops with benches). The applicant will need to coordinate with PCPT and PSTA to confirm whether they would advise an on-call, or a designated stop at the project site. A designated stop is highly unlikely as the project is on the northbound side of the roadway and ridership would presumably not support one. It is noted that the nearest northbound on-call stops are at the Beckett Way intersection north of the bridge and at the Live Oak Street intersection just south of Tarpon Glen mobile home community. The U.S. Highway 19 corridor is designated a priority corridor for future Bus Rapid Transit (BRT) by Forward Pinellas, the County's transportation planning authority. As planning for BRT develops, this site should consider the possibility of future modifications to allow for any identified participation.

Traffic on Minor Street: The project avoids this issue altogether by providing the sole means of access on U.S. Highway 19. Therefore, no through-neighborhood traffic will be added and no neighborhoods will be impacted.

Transportation Management Plan: 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 (TMP) that addresses reduction of the potential for use of the automobile. The applicant has proposed the following transportation management strategies:

- A 16.7% reduction in proposed density (LDC Section 122.11.03(A)(2)),
- Physical highway improvements (LDC Section 122.11.03(A)(5)) (although these are considered safety improvements and have not demonstrated resulting added capacity and/or reduction in the use of the vehicle), and,
- Livable community site design features (LDC Section 122.11.03(A)(12)).

The City will require a detailed TMP at the time of Final Planned Development submittal. The plan should consider demand management strategies such as circulator van service to City goods and services, bicycle sharing, and enhanced crosswalks along pedestrian/bicycle routes to goods and services.

79.00(F) Environmental Design: 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:

Taking Advantage of Natural Features and Topography: The site consists of both upland and wetland habitats and features. Analysis of historic aerial photography shows that the site, while retaining remnant characteristics of the 1940s-era features and habitats, has been significantly disturbed. The site includes more than sufficient uplands and appropriate soils to accommodate the development. The applicant has shown that the majority of the on-site wetlands, particularly the tidal wetlands, can be avoided. Environmental design features of the project include the following:

- Clustering of the development to use the disturbed upland area of the property to the maximum extent possible,
- Preservation of 96% of the existing wetlands and of 46% of the existing longleaf pine/xeric oak habitat,
- Retention of all tidally connected wetlands on the site (all ultimately connected to the Anclote River),
- Development layout that avoids and buffers two existing eagle's nests on site (buffering with intervening natural area and stormwater ponds),
- Retention of the current site topography significantly intact with the obvious exception of the stormwater pond excavation,
- Provision of dedicated recreation areas and controlled pedestrian access for residents to reduce or eliminate encroachment of activities into the restored natural areas on the site,
- Site management and control under one entity to manage or avoid the incremental impacts often associated with residential developments (e.g., landscaping and lawn care, fertilizer use, yard waste disposal, free-roaming pets, wetlands disturbance, etc.),
- Design features 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, xeriscaping techniques, use of reclaimed water when available, National Green Building Standards Bronze level design and construction, reduced density, and retention of natural areas.

Preservation of Natural Resources:

Uplands: The applicant has mapped 30.34 acres of longleaf pine/xeric oak habitat on the site and proposes to preserve 13.89 acres (46%) of this habitat, exceeding the required 30% standard set forth in the Comprehensive Plan. The applicant proposes to remove invasive exotic vegetation from this habitat and maintain the habitat free of exotics. The applicant will also plant the 50-foot upland buffer area with slash pine and southern magnolia trees to enhance recovery of this area. Since it appears that the upland habitat did not undergo significant topographic alteration in the past, maintenance of these areas in an exotics-free condition should allow natural restoration and enhancement of the plant community there. The City will require a conservation easement over this habitat that provides for its continued maintenance.

Wetlands: The wetlands proposed to be impacted on the site include two apparently isolated (non-tidal) areas totaling 0.91 acres. Virtually all of the 21.17 acres of remaining wetlands proposed for preservation are tidal and ultimately connect to the Anclote River. All of the wetlands on site appear to have been topographically disturbed in the past. The applicant has proposed enhancement of these existing wetlands via eradication of invasive exotics and installation of three native wetland tree species: bald cypress, red maple and slash pine. Staff would like a detailed plan for this approach to be provided, including an expanded diversity of tree species. Staff has also encouraged the applicant to examine the site topography and hydrology to determine if a plan could be



implemented to restore topographic elevations of the wetlands on the property closer to their original levels. It is thought that this approach could largely preclude future exotics recruitment, particularly of Brazilian pepper, greatly reducing the future site management burden while encouraging greater ecological functional integrity in the enhanced area. The applicant has declined to alter the current proposed enhancement plan design. In any case, the wetlands enhancement will undergo further review through coordination with the Southwest Florida Water Management District's reviewing Environmental Scientist with final revisions to be submitted with the Final Planned Development for this project.

Bald Eagle Nests: The applicant's Residential Planned Development narrative states "The applicant is committed to the preservation of the eagle nests and has designed a site plan with their preservation in mind..." and, the Environmental Assessment Report states that the absence of eagles now "does not preclude a bald eagle from potentially using this nest site in the coming years." For those reasons, staff has requested a post-development eagle management plan that excludes direct human disturbance from the nesting area during the nesting season. The applicant has declined to provide a plan for post-development eagle nesting management.

Protection of Archeological Resources: The site is mapped in the Florida Master Site File as prehistoric variable density scatter of artifacts. The applicant has submitted an archeological resource review from the Florida Department of State, dated June 24, 2021 verifying that no significant impacts to archeological resources are expected from development of the site based on the latest Level I survey of the site performed in 1996. An updated Cultural Resource Assessment Survey (CRAS) for the entire property should be supplied at the time of submittal for the Final Planned Development.

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 one waiver to dimensional standards in conjunction with the project. The request, 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.

TECHNICAL REVIEW COMMITTEE (TRC):

The TRC last reviewed this project on September 2, 2021. The TRC determined that the application was complete and ready for processing pursuant to the requirements of Section 207.01(C). As part of the review, the TRC noted several items that should be addressed on a Final Development Plan. Those are listed here as advisory comments:

1. The Final Planned Development should include enhanced delineation of pedestrian crosswalks within the development such as the use of color or texture.



2. The Final Development Plan should include fire hydrant installation locations specified by the Fire Marshall.
3. The hurricane response plan should be expanded to discuss site features and action plan to be implemented after a hurricane, especially during extended power outages.
4. The Final Planned Development should include documentation of preliminary coordination with agencies and jurisdictions whose approval will be required for the sewer line extension. Final permits will be required to be included with the site construction submittal.
5. The Final Development Plan should include additional details for the proposed energy efficiency measures including:
 - a. EV and charging stations – proposed station locations and EV network layout;
 - b. Listing of specific components of bronze National Green Building Standards to be included with the development including how proper installation is assured and inspected, how bronze-level is pursued, and, which bronze-level features apply to the project. These should all be reflected on the plan set. Documentation of bronze-level certification achievement will be required for a Certificate of Occupancy;
 - c. Solar panel design and average expected energy output.
6. The Final Development Plan should include the landscape plan details for the buffer grading and planting.
7. The Final Development Plan should include all details of the proposed xeriscaping plan and techniques as specifications on the landscaping plan.
8. The traffic, pedestrian and bicycle study required and approved by the Florida Department of Transportation (FDOT) should be submitted with the Final Development Plan.
9. Documentation of Florida Department of Transportation approval of the gap study and the proposed roadway configuration should be submitted with the Final Development Plan. The permit for the roadway improvements and access connections will be required to be included with the site construction submittal.
10. A Level/Phase I Cultural Resource Assessment Survey (CRAS) will be required to be performed and submitted with the site construction permit application. The report should include construction management recommendations and a determination as to whether a higher level of investigative surveying is recommended. Protocol to be followed upon disturbance of archeological resources during construction should be provided on the plan set submitted with the Final Planned Development.
11. Construction management and notice to contractor should be included directly on the plan set addressing impacts avoidance and management for listed species impacts including bald eagle, indigo snake, gopher tortoises and other species as required by applicable jurisdictional agencies.

PUBLIC CORRESPONDENCE:

The property owners within 1,000 feet were sent written notification, exceeding the requirements of 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. Responses to the notices received by the Planning and Zoning Department as of September 10, 2021 are included with the agenda item packet.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
September 20, 2021 / October 26, 2021 & November 9, 2021

STAFF REPORT – REZONING AND CONCURRENCY CERTIFICATE
September 13, 2021

This staff report specifically addresses the request for approval of a Rezoning and of a Certificate of Concurrency. Included with this packet is the applicant’s narrative. All other materials submitted by the applicant may be found at this link: <https://connecttarponssprings.com/anclote-harbor>

Application No.	21-100 Rezoning (Ordinance 2021-15) and Concurrency Certificate
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:	64.17 acres
Current Zoning:	General Business (GB) or Residential Planned Development (RPD)
Proposed Zoning:	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) and Recreation/Open Space (R/OS)
Location / Parcel ID:	42501 U.S. Highway 19 North / 06-27-16-89388-000-0420

SUMMARY OF REQUEST:

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. A previous application for this project, which is under legal challenge, rezoned the entire property from General Business (GB) to Residential Planned Development (RPD). The current request is to rezone the entire site to Residential Planned Development (RPD) to re-affirm the rezoning to RPD along with approval of a Preliminary Planned Development. The applicant is also requesting a Concurrency Certificate, a Preliminary Planned Development approval, a Conditional Use approval for a residential use in the Commercial General Future Land Use Map category, and, a Future Land Use Map amendment to Recreation/Open Space for a portion of the property.



PRELIMINARY STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Planned Development and Rezoning under Ordinance 2021-15 with the following conditions:

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Adjacent to the Anclote River; Upland and wetland habitats.
Flood Hazards:	Flood zones X Unshaded, X Shaded and AE 8.00 (2021 FIRM)
Vehicle Access:	Adjacent to U.S. Highway 19 North, a major arterial roadway

ZONING & LAND USE ON ADJACENT SURROUNDING PARCELS (CITY AND COUNTY JURISDICTION):

	Zoning:	Land Use:
North:	Land Conservation (LC) and Residential Office (RO)	Preservation (P) and Residential/Office General (R/OG)
South:	<u>Right of Way:</u> Residential Agriculture (R-A) and Residential Medium (RM) <u>Residential:</u> Residential Mobile Home (RMH) and Mobile Home Park (MHP)	<u>Right of Way:</u> Preservation (P) and Recreation Open Space (ROS) <u>Residential:</u> 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	Complies
Maximum Residential Density (from Future Land Use Map categories)	CG: uplands: 400 units wetlands: 10 units R/OG: 75 units*	n/a	404 units	✓
Total Density:	485 units	n/a	404 units	✓
Lot Standards:				
Minimum Lot Area	10,000 square feet	10,000 square feet	64.17 acres	✓
Min. Lot Width	80 feet	100 feet	2,000± feet	✓
Min. Lot Depth	90 feet	n/a	n/a	✓
Maximum Height	45 feet	45 feet	53 feet	Waiver requested
Setbacks:				
Front Yard	25 feet	25 feet	25 feet to 70 feet	✓
Side Yard	20 feet	15 feet	190 feet to 230 feet	✓



ZONING DISTRICT SUMMARY (continued)				
Dimensional Regulations	Current Zoning Standards: GB	Proposed Zoning Standards: RPD	Proposed Project	Complies
Side Street	20 feet	15 feet	n/a	✓
Rear Yard	20 feet	15 feet	15 feet	✓
Between Buildings	25 feet	25 feet	29 feet	✓
Wetland/Shoreline Buffers	50 feet	50 feet	50 feet	✓
Open Space Ratio				
Entire Site	n/a	25% (16.04 acres - must include less than 50% wetlands)	49% (31.3 acres of eligible area)	✓
Significant Upland Habitat	30% (9.1 acres) minimum	30% (9.1 acres) minimum	46% (13.89 acres)	✓
Impervious Surface Ratio				
Entire Site	75% in R/OG 85% in CG	75% in R/OG 85% in CG	10% in R/OG 24% in CG	✓
Significant Upland Habitat	50% (15.17acres) maximum	50% (15.17 acres) maximum	28% (8.52 acres)	✓

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

REVIEW STANDARDS / STAFF ANALYSIS – REZONING:

Section 207.03(A) of the 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: A separate report analyzing consistency with the Comprehensive Plan is included with the agenda packet.

- 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: The property use under the Residential Planned Development (RPD) zoning will be restricted to the specific proposed project of a 404-unit multifamily apartment complex. The project presents a gradual transition of intensities in this area of the City by proposing a well-buffered apartment style community near U.S. Highway 19 surrounded primarily 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 introduces virtually no potential land use



conflicts to current or future development in the surrounding area. It will provide an appropriate housing product and density for this general area and will significantly reduce the potential future traffic impact of this site. Because the project is partly located within the Commercial General (CG) Future Land Use Map category it must undergo a conditional use review for the multifamily use. Staff analyses have been prepared for the conditional use review and for the preliminary planned development. These analyses expand further on the appropriateness and neighborhood compatibility of the proposed project on this property.

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 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 Planned Development process promotes orderly development along the northern U.S. Highway 19 corridor segment by restricting the site to the moderate vehicular trip generation proposed with this development. The project will be providing 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:

Items Subject to Adequate Facilities and Concurrency Provisions:

Adopted levels of service have been established for potable water, sanitary sewer (i.e., "wastewater"), drainage, solid waste, and specific recreation facilities (Article VIII of the Land Development Code). These facilities are also subject to concurrency pursuant to Section 122.00 which states that the facilities be available at adopted levels of service "concurrent with the impacts of the development. The City has sufficient existing capacity and infrastructure to serve the development with potable water and solid waste services. The City has sufficient sanitary sewer capacity available but existing infrastructure does not currently serve the site. Section 122.05 of the Land Development Code (LDC) states that the concurrency requirement may be met if "the developer has committed through the development review process to provide the necessary facility improvements." The developer has proposed to install wastewater infrastructure to serve the project, meeting the concurrency requirement. The developer will also install and maintain the entire on-site stormwater handling drainage system built to City standards. The applicant's project, as proposed, therefore meets the City's concurrency standards.

The project is located directly on U.S. Highway 19, an existing major arterial highway with direct connection to Pinellas County destinations to the south and to Pasco County to the north. The



**CITY OF TARPON SPRINGS
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U.S. Highway 19 corridor is available to serve the project with the implementation of a Transportation Management Plan (TMP) designed to mitigate impacts to this deficient corridor LDC Section 122.11.03). The City's Comprehensive Plan calls for construction of any projects in the TMP within 3 years of project development (Transportation Element Policy 1.4.2). The City will require a detailed TMP as part of the Final Development Plan submittal. The applicant also proposes to install traffic operations improvements for safe ingress and egress to the site including new median cuts on U.S. Highway 19, and turn lanes into the site.

Items Subject to Adequate Facilities Provision Only:

The City currently has a level of service deficiency in mini-parks. The project includes provision of multiple recreational opportunities among which is a swimming pool, a playground / picnic area, a preserve / trail, direct nearby access to the Pinellas Trail, and, multiple water access facilities which will fulfill the provision of the mini-park standard for the residents of the development, pursuant to Section 122.05 of the LDC.

There is currently sufficient capacity in place for fire protection, library service and law enforcement (all City facilities) to serve the proposed development.

Staff has coordinated with Pinellas County Schools and received a determination that public schools capacity at the Kindergarten through Grade 12 levels is more than sufficient to absorb the projected student generation from this development.

The applicant has prepared a hurricane shelter impact study pursuant to the standards of Section 122.12 of the LDC, since the project site is within the Pinellas County Evacuation Zone A. The study was based on data provided by Pinellas County Emergency Management for shelter use during Hurricane Irma (2017) as the basis for the added minimum 25% shelter-seeking population to be generated by the proposed development. Irma was a Category 3 (major) hurricane when evacuation was ordered but had been downgraded to a Category 1 hurricane when it impacted Tarpon Springs. Staff has a concern with respect to this project being located substantially within the Coastal High Hazard Area and within the City's most vulnerable evacuation zone with respect to the lack of in-county sheltering for major storms (Category 3 and higher). Pinellas County Emergency Management has been notified of the proposed development.

TECHNICAL REVIEW COMMITTEE (TRC):

The TRC last reviewed this project on September 2, 2021. The TRC determined that the application was complete and ready for processing pursuant to the requirements of Section 207.01(C).

PUBLIC CORRESPONDENCE:

The property owners within 1,000 feet were sent written notification, exceeding the requirements of 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. Responses to the notices received by the Planning and Zoning Department as of September 10, 2021 are included with the agenda item packet.

ORDINANCE 2021-15

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR 64.17 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) OR RPD (RESIDENTIAL PLANNED DEVELOPMENT) TO ZONING DESIGNATION RPD (RESIDENTIAL PLANNED DEVELOPMENT); APPROVING PRELIMINARY PLANNED DEVELOPMENT FOR ANCLOTE HARBOR RESIDENTIAL PLANNED DEVELOPMENT; PROVIDING FOR DIMENSIONAL STANDARDS; 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 previously 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 property was rezoned to Residential Planned Development (RPD) district pursuant to Ordinance 2020-34 and a Conditional Use to allow residential use in the Commercial General Future Land Use Map Category was authorized pursuant to Resolution 2020-72; and

WHEREAS, Concerned Citizens of Tarpon Springs, Inc., filed a Petition for Writ of Certiorari challenging the adoption of Ordinance 2020-34; and

WHEREAS, the property owner has filed an application to amend the zoning district designation of said parcel, whether it be from General Business (GB) should Concerned Citizens of Tarpon Springs, Inc. be successful in its Petition or from Residential Planned Development (RPD) as approved by Ordinance 2020-34 ; 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 September 20, 2021; 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 for 404 residential dwelling units with the following waiver of design requirements:

1. Allowance of a maximum building height of 53 feet,

and, with the following conditions:
 1. The donation to the City in the amount of \$444,000, voluntarily offered by the applicant, shall be provided prior to issuance of a Certificate of Occupancy for the project and shall be deposited into the City's Land Preservation Fund.
 2. The proposed Recreation/Open Space (R/OS) Future Land Use Map (FLUM) category designation shall be expanded from 6.48 acres to cover the entire 13.89 acres of longleaf pine/xeric oak habitat proposed for preservation. An amended FLUM application will be required to be processed simultaneously with adjustment of the existing Preservation (P) designation. The Preservation (P) FLUM designation shall be adjusted to cover the entire 21.17 acres of wetlands proposed for preservation. Digital coverage for mapping of all final R/OS and P

- coverage shall be provided in a format specified by the City at the time of site construction permit application submittal.
3. A conservation easement in favor of the City shall be established over the entire acreage required by the conditions herein, of Recreation/Open Space and Preservation Future Land Use Map (FLUM) categories . The easement shall prohibit the use or transfer of any remaining density/intensity, restrict the site to certain recreational amenities, provide for certain water access facilities, prohibit vessel launching or landing except at designated water access facilities, and provide for maintenance free of species listed as invasive in the City's Land Development Code in perpetuity. The draft conservation easement shall be provided with the Final Development Plan.
 4. A post-development eagle management plan shall be submitted with the Final Development Plan. The plan should provide for controlled/restricted access to an appropriate buffer area around the nesting site during the establishment phase of the nesting season, and extended through the entire season should nesting occur. The program should be implemented for at least five years from the completion of the development and may be terminated at that point if no nesting occurs. Once nesting occurs, the five-year timeframe restarts in that year.
 5. The wetland enhancement plan submitted with the Final Development Plan shall include:
 - a. Details of plan implementation including methods of invasive exotic eradication, methods of existing native tree retention and protection, method of tree installation, and, a layout plan specifying areas to be planted. The plan should include increased tree species diversity beyond the three species listed in the current proposal;
 - b. An analysis of whether specific enhancement areas may be candidates for topographic alteration closer to original wetland elevations with the goal of achieving long-term functional conditions that discourage or prevent invasive exotic plant recruitment;
 - c. Eradication of all Brazilian pepper (*Schinus terebinthifolius*) and camphor tree (*Cinnamomum camphora*) shall be eradicated from the entire property with maintenance free of these two species in perpetuity;
 - d. In order to discourage future spread of invasive species, the applicant shall seek approval from the Florida Department of Transportation (FDOT) to remove Brazilian pepper and camphor tree from the right-of-way adjacent to the project and to keep the right-of-way free of these exotics in perpetuity subject to the permission of FDOT. A similar request shall be filed with Pinellas County Public Works for Brazilian pepper removal from the Hays Road right-of-way adjacent to the project.
 - e. The applicant shall consider and include applicable best management practices and recommendations of the Anclote River Watershed Management Plan for implementation on the project site.
 6. At least two (2) feet of additional elevation (freeboard) above the current NFIP flood zone finished floor elevation (AE 8) shall be supplied for all occupied buildings to be shown on the Final Development Plan.

7. A detailed Transportation Management Plan shall be provided with the Final Planned Development that includes:
 - a. Details that more fully describe the currently proposed methods of transportation demand management,
 - b. Analysis and consideration of additional vehicle use reduction mechanisms such as, but not limited to, bicycle sharing, van circulator for local trips to goods and services, crosswalks/signals for bicycle access to local goods and services, and similar mechanisms.
 - c. Direct coordination with Pasco County Public Transportation (PCPT) and Pinellas County Transportation Authority (PSTA) regarding the need and/or advisability of providing a bus stop or shelter at the project site.
 - d. Analysis of the potential for participation in identified Bus Rapid Transit prioritized for the U.S. 19 corridor in the Advantage Pinellas Long Range Transportation Plan.
8. An analysis of the future operation and potential adaptation needs for the onsite stormwater management system and wastewater infrastructure to be constructed by the developer shall be performed based on the 2017 National Oceanic and Atmospheric Administration intermediate-high sea level rise projections to the year 2050 and submitted with the Final Planned Development submittal.

Section 4. EFFECTIVE DATE

This Ordinance shall be effective upon approval, and, in conjunction with approval of Resolution 2021-52.

Ordinance 2021-15. 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.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[SEPTEMBER 20, 2021 / OCTOBER 26, 2021]

STAFF REPORT – CONDITIONAL USE

Application No. / Project Title: #21-99 – Conditional Use (Resolution 2021-53)

Project Title: Anclote Harbor

Applicant / Owner: Kamil Salame, Morgan Group Development, LLC / Wal-Mart East Stores LP

Property Size: 64.17 acres

Current 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

SUMMARY OF REQUEST:

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. A previous application for this project, which is under legal challenge, rezoned the entire property from General Business (GB) to Residential Planned Development (RPD). The current request is for approval of a conditional use for residential development in the Commercial General Future Land Use Map category, an approval that is required by the City’s Comprehensive Plan. The applicant is also requesting a Concurrency Certificate, a Rezoning of the property from General Business (or Residential Planned Development approved under Ordinance 2020-34) to Residential Planned Development, a Preliminary Planned Development approval, and, a Future Land Use Map (FLUM) amendment to Recreation/Open Space for a portion of the property.

PRELIMINARY STAFF RECOMMENDATION: CONDITIONAL USE

Staff recommends approval of the Conditional Use under Resolution 2021-53. Based on staff’s analysis, the proposed residential use within the Commercial General (CG) land use category is compatible with existing and future land uses within the surrounding area.

CURRENT PROPERTY INFORMATION:

Use of Property:	Vacant
Site Features:	Adjacent to the Anclote River; Upland and wetland habitats.
Flood Hazards:	Flood zones X Unshaded, X Shaded and AE 8.00 (2021 FIRM)
Vehicle Access:	Adjacent to U.S. Highway 19 North, a major arterial roadway



ZONING & LAND USE ON ADJACENT SURROUNDING PARCELS (CITY AND COUNTY JURISDICTION):

	Zoning:	Land Use:
North:	Land Conservation (LC) and Residential Office (RO)	Preservation (P) and Residential/Office General (R/OG)
South:	<u>Right of Way:</u> Residential Agriculture (R-A) and Residential Medium (RM) <u>Residential:</u> Residential Mobile Home (RMH) and Mobile Home Park (MHP)	<u>Right of Way:</u> Preservation (P) and Recreation Open Space (ROS) <u>Residential:</u> 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-1 (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	Complies
Maximum Residential Density (from Future Land Use Map categories)	CG: uplands: 400 units wetlands: 10 units R/OG: 75 units*	n/a	404 units	✓
Total Density:	485 units	n/a	404 units	✓
Lot Standards:				
Minimum Lot Area	10,000 square feet	10,000 square feet	64.17 acres	✓
Min. Lot Width	80 feet	100 feet	2,000± feet	✓
Min. Lot Depth	90 feet	n/a	n/a	✓
Maximum Height	45 feet	45 feet	53 feet	Waiver requested
Setbacks:				
Front Yard	25 feet	25 feet	25 feet to 70 feet	✓
Side Yard	20 feet	15 feet	190 feet to 230 feet	✓
Side Street	20 feet	15 feet	n/a	✓
Rear Yard	20 feet	15 feet	15 feet	✓
Between Buildings	25 feet	25 feet	29 feet	✓
Wetland/Shoreline Buffers	50 feet	50 feet	50 feet	✓



ZONING DISTRICT SUMMARY (continued)				
Dimensional Regulations	Current Zoning Standards: GB	Proposed Zoning Standards: RPD	Proposed Project	Complies
Open Space Ratio				
Entire Site	n/a	25% (16.04 acres - must include less than 50% wetlands)	49% (31.3 acres of eligible area)	✓
Significant Upland Habitat	30% (9.1 acres) minimum	30% (9.1 acres) minimum	46% (13.89 acres)	✓
Impervious Surface Ratio				
Entire Site	75% in R/OG 85% in CG	75% in R/OG 85% in CG	10% in R/OG 24% in CG	✓
Significant Upland Habitat	50% (15.17acres) maximum	50% (15.17 acres) maximum	28% (8.52 acres)	✓

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

REVIEW STANDARDS / STAFF ANALYSIS – CONDITIONAL USE:

Section 209.01 of the Land Development Code states that the Board shall not grant a conditional use unless certain standards are met and proven by competent substantial evidence. Staff analysis of each of these standards is provided below:

1. Conformance with the requirements of the Land Development Code.

Staff Analysis: The Technical Review Committee (TRC) has reviewed the preliminary planned development and determined that, with appropriate conditions, the requirements of the Land Development Code can be met. The applicant has requested one waiver to allow the maximum height of the residential buildings to be 53 feet, 8 feet taller than the permitted. This waiver request will be reviewed as a part of the preliminary planned development.

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: The intent of the conditional use review for residential in the CG category, is to ensure that the placement of a residential use in an area that is designated as commercial does not create potential current or future land use conflicts and issues arising from the incompatibility of uses. Although the subject site is located along an arterial roadway, the surrounding area has several residential land uses. The subject site also has significant buffering from adjacent properties to the north and west due to the intervening Anclote River. The proposed wetland and upland preservation area on the southern portion of the site provides significant natural buffering to the adjacent properties to the east, south, and west. The U.S. Highway 19 barrier will also help to mitigate any potential conflicts from future commercial uses along the corridor. Further, the proposed project serves as a gradual transition from commercial/higher-density residential uses along U.S. Highway 19 to the surrounding lower-density residential uses.



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

Staff Analysis: A separate report analyzing consistency with the Comprehensive Plan is included with the agenda packet.

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

Staff Analysis:

Habitat: The proposed site layout clusters the development on the most disturbed and upland areas of the property. This layout allows for the preservation of approximately 96% of the 22.08 acres of wetland and the creation of an upland preserve area that is proposed to be designated as Recreation/Open Space and further protected through the establishment of a conservation easement. Additionally, the proposal observes a 50-foot buffer to all wetlands, preservation of eagle nests by minimizing improvements in proximity to the nests, and protection of the Anclote River shoreline by setting the building back at least 175 feet for one building and 350-450 feet for the other four buildings.

Archeological/Historical Resources: The applicant has submitted an archeological assessment from the Florida Department of State, Division of Historical Resources, stating that the four previously identified archeological sites do not appear to be significant and do not meet the criteria to be considered eligible for listing in the National Register of Historic Places. Although no significant impacts are expected, it is recommended the applicant perform a Level 1 Cultural Resource Assessment Survey (CRAS) of the site. The subject site is not located within a national or local historic district; therefore, the development of the site is not subject to the City's Heritage Preservation Ordinance.

Sustainability: The applicant has indicated that the development will be designed and constructed to achieve the Bronze Level of the National Green Building Standards. Additionally, they have committed to installing Electric Vehicle Charging Stations and conduit for future stations for the parking areas of each residential building and clubhouse, and the installation of solar panels for the clubhouse.

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 significant buffering created from the preserved wetland areas on the southern portion of the site will tend to diminish the presence of the project from the east and south, and with no traffic from the project traveling through these established neighborhoods, no impacts to property values are expected. Adjoining property to the north is developed as medical office facilities and are buffered from the proposed project by the Anclote River. Adjoining property to the west on the opposite side of U.S. Highway 19 is zoned both residentially and commercially. U.S. Highway 19 serves as a buffer from the existing residentially designated land and property values are not expected to be affected. Future commercial development along the west side of US Highway 19 will also not be affected with respect to property value.



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, library service and other similar public facilities.**

Staff Analysis:

Transportation Network: The project is accessed from U.S. Highway 19, which is an existing arterial roadway providing north/south access through the City and Pinellas County. U.S. Highway 19 also provides direct access to Pasco County to the north. The applicant will be installing, at their sole cost, safety improvements to the highway to accommodate safe ingress/egress. These improvements will include two access points to the site, two median cuts on the highway along with a turn lane into the development's main entrance. The applicant has also proposed transportation demand management solutions to reduce the use of the automobile. The City will require a detailed Transportation Management Plan that expands on these and other potential mechanisms for reducing vehicular trips associated with the site. While U.S. Highway 19 is served by transit, the subject property is not currently served. The northern limit for Pinellas Suncoast Transit Authority (PSTA) 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 an opportunity in the future for this site to be served by public transit. The site has direct access to the Pinellas Trail, via an existing public sidewalk along U.S. Highway 19. Access to the Pinellas Trail provides safe pedestrian circulation through the City and Pinellas County at large.

Utilities: The City's potable water and wastewater facilities have sufficient service capacity for the proposed development. The site is not physically served with wastewater collection infrastructure. Therefore, the applicant has committed, at their sole cost, to installing a dedicated force main to a manhole/gravity run system located just upstream of the City's wastewater treatment facility to serve the development. Additionally, the applicant has committed to extending reclaimed water service to the subject property.

Drainage: The preliminary drainage plan has been reviewed and accepted by the City in concept. A full drainage plan will be required to be reviewed and approved as a part of the Final Planned Development.

Solid Waste: The City transfers its solid waste to Pinellas County for deposition in the landfill and processing the County's waste to energy plant. There is more than sufficient capacity to accept the development's anticipated solid waste generation. The applicant has proposed the utilization of a trash compactor on site, in lieu of dumpsters. The City has confirmed that the proposed size, positioning, and logistics of the compactor are acceptable, pose no undue transportation issues, and can be served by the City's solid waste collection system.

Recreation: The applicant has proposed a variety of on-site passive recreational amenities, including a community clubhouse, dog park, boat dock, two kayak launches, picnic area/playground, and a nature trail. These proposed amenities help to maximize the efficiency of the City's existing park facilities by retaining residents on site to engage in leisure activities,



thereby reducing the impact on the City's existing park network. Additionally, future residents have direct access to the Pinellas Trail via the existing public sidewalk along U.S. Highway 19.

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. Pinellas County Schools has verified that there is more than sufficient capacity to handle the expected student generation from the development.

Fire Protection, Law Enforcement, & Library Service: The subject property is located within the City's existing service areas for police and fire protection. The City has sufficient fire protection, law enforcement and library services to serve the proposed development.

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: The proposed development represents infill development because the subject property is located within the jurisdiction and service area of the City. The development can be served by existing public facilities capacity. Service infrastructure is existing or proposed to be provided by the development in the form of extension of both the reclaimed water and the wastewater service to the site, and, the provision of on-site stormwater handling facilities. The property is accessed from U.S. Highway 19, which is a main arterial that provides north/south access through both the City and Pasco/Pinellas County, and, with developer-funded roadway improvements and the proposed Transportation Management Plan, has the capacity to serve the new development.

TECHNICAL REVIEW COMMITTEE (TRC):

The TRC last reviewed this project on September 2, 2021. The TRC determined that the application was complete and ready for processing pursuant to Section 209.00(F).

PUBLIC CORRESPONDENCE:

The property owners within 1,000 feet were sent written notification, exceeding the requirements of Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and Chapter 166.041, Florida Statutes. Responses to the notices received by the Planning and Zoning Department as of September 10, 2021 are included with the agenda item packet.

RESOLUTION NO. 2021-52

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, APPROVING APPLICATION #21-99 REQUESTING CONDITIONAL USE APPROVAL 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 September 20, 2021 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 #21-99 meets the criteria for approving a Conditional Use as set forth in Section 209.01 of the Land Development Code.

SECTION 2: REPEAL OF RESOLUTION 2020-72

Resolution 2020-72 is hereby repealed.

SECTION 3: CONDITIONAL USE APPROVAL

Application #21-99 under Resolution 2021-52, 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 hereby approved.

SECTION 4: EFFECTIVE DATE

This Resolution shall be effective upon adoption of Ordinance 2021-15.



CITY OF TARPON SPRINGS
PLANNING & ZONING BOARD / BOARD OF COMMISSIONERS
[SEPTEMBER 20, 2021 / OCTOBER 26, 2021, SECOND HEARING DATE To Be Determined]

STAFF REPORT – FUTURE LAND USE MAP AMENDMENT
September 13, 2021

This staff report specifically addresses the request for approval of a Future Land Use Map amendment. Included with this packet is the applicant’s narrative and draft Ordinance 2021-16 proposed for adoption. All other materials submitted by the applicant may be found at this link: <https://connecttarpon springs.com/anclote-harbor>

Application No.: #21-103 – Future Land Use Map Amendment (Ordinance 2021-16)
Project Title: Anclote Harbor
Applicant / Owner: Kamil Salame, Morgan Group Development, LLC / Wal-Mart East Stores LP
Property Size: 6.459 acres of Upland Preserve Area (Total Project Site = 64.17)
Current Land Use: Residential/Office General (R/OG)
Proposed Land Use: Recreation/Open Space (R/OS)
Location / Parcel ID: 42501 U.S. Highway 19 North / 06-27-16-89388-000-0420

SUMMARY OF REQUEST:

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. A previous application for this project, which is under legal challenge, rezoned the entire property from General Business (GB) to Residential Planned Development (RPD). The current request is to amend the Future Land Use Map (FLUM) for a 6.45-acre portion of the property from Residential/Office General to Recreation/Open Space to accommodate a natural preserve and recreational trail amenity proposed as part of the overall project. For the full project, the applicant is also requesting a Concurrency Certificate, a Rezoning of the property from General Business (or Residential Planned Development approved under Ordinance 2020-34) to Residential Planned Development, and a Conditional Use approval for a residential use in the Commercial General FLUM category.

PRELIMINARY STAFF RECOMMENDATION: FUTURE LAND USE MAP AMENDMENT

Upon review of the overall project submitted including all of the above-referenced applications, staff requested that the applicant consider expanding the proposed Future Land Use Map amendment to Recreation/Open Space to cover the entire 13.89 acres of longleaf pine/xeric oak habitat being preserved on site. The applicant has agreed to this request. The FLUM amendment application will need to be revised to reflect the new acreage to be placed under the Recreation/Open Space category and to reflect the change from both Commercial General and the Residential/Office General categories over the 13.89 acres to be preserved. Staff will recommend approval of the FLUM change to Recreation/Open Space over the entire 13.89 acres of longleaf pine/xeric oak habitat to be



preserved pursuant to a revised draft of Ordinance 2021-16. The current draft reflecting the current application 6.46 acres to be preserved) is attached to this staff report. The staff analysis, however, applies to the entire 13.89 acres anticipated to be included in the revised ordinance. The proposed Recreation/Open Space land use category recognizes and responds to the unique environmental considerations on the subject site by limiting the use of this area to passive recreation and open space for the use of the apartment community.

PLANNING CONSIDERATIONS:

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

1. There is a total of 13.89 acres of significant upland preserve area on the site that is not proposed for development. The applicant is requesting to change the Future Land Use Map (FLUM) designation for 6.459 acres of this area from Recreation/Office General (R/OG) to Recreation/Open Space (R/OS) for the purpose of allowing passive recreation and open space for the residents of the community.
2. As a part of the preliminary planned development (Application #21-101), the City has requested a conservation easement to cover all of the remaining wetlands (21.17 acres) and the entire area of significant uplands (13.89 acres – which includes the 6.459-acre proposed R/OS area) not proposed for development. The applicant has agreed to this conservation easement subject to approval of the specific easement language. This will further assure this area will only be utilized for passive recreation and open space only.
3. The City will request that the applicant amend the FLUM amendment application to reflect the expanded acreage and to amend the applicable areas from the Residential/Office General and Commercial General categories to the Recreation/Open Space category.
4. The applicant has proposed improvements to the area limited to walking trails, benches, exercise equipment, emergency call boxes and water access facilities. These amenities will be limited to the use of the residents of the apartment community. The applicant has further stated that there will be no buildings located within these areas.

REVIEW STANDARDS / STAFF ANALYSIS – FUTURE LAND USE MAP AMENDMENT

The Future Land Use Map (FLUM) amendment is a legislative decision of the Board of Commissioners. Pursuant to Section 207.03(C) amendments to the Comprehensive Plan must meet the standards of Florida Statutes. The standards for the current and proposed FLUM categories contained in the City’s adopted Comprehensive Plan are summarized below:

	Current FLU: Residential/Office General (R/OG) and Commercial General (CG)	Proposed FLU: Recreation/Open Space (R/OS)
Intent:	Policy 2.3.1 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 or public/semi-public use; and in areas where the size and scale of office and residential use is appropriate to freestanding office, medium density residential or a combination thereof.	Policy 2.6.2 – This category is intended for areas appropriate to be used for open space and/or recreational purposes. These uses can be public or private, natural or man-made, active or passive.



(continued)	Current FLU: Residential/Office General (R/OG) and Commercial General (CG)	Proposed FLU: Recreation/Open Space (R/OS)
	Policy 2.4.3 CG – 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.	
Primary Uses:	R/OG: Residential, Business/Professional Office CG: Office, Personal Service/Office Support, Retail Commercial, Commercial/Business Service, Transient Accommodation, Wholesale/Distribution, Storage/Warehouse	Public/Private Open Space Public/Private Park Public Recreation Facility Public Beach/Water Access Golf Course/Clubhouse
Max. Density:	15 dwelling units/acre (both categories)	0 dwelling units/acre
Max. Floor Area Ratio (FAR):	R/OG: 0.40 CG: 0.45	0.25
Max. Impervious Surface Ratio (ISR):	R/OG: 0.75 CG: 0.85	0.45

Staff Analysis: This area is proposed to be utilized for passive recreation and open space for the residents of the apartment community. Per the applicant, only walking trails, benches, exercise equipment, emergency call boxes and docking facilities will be located within the proposed Recreation/Open Space area. The current designations of Commercial General and Residential/Office General are not ideal for this portion of the subject property due to the sensitive environmental conditions. This area is proposed as open space containing longleaf pine/xeric oak habitat, and, a bald eagle nesting site, to be set aside for conservation. The proposed Recreation/Open Space designation recognizes and responds to the unique environmental considerations on the site by limiting the use of this area for open space and passive recreation. The allowable uses, densities, and intensities of the requested R/OS land use designation for the 13.89-acre portion of the site are more complimentary and compatible with the environmental conditions on the subject property compared to the current R/OG designation. Further, a conservation easement over this area will ensure that it is only utilized for open space and appropriate recreation facilities oriented towards passive recreational pursuits. The proposed amendment is consistent with the City’s Comprehensive Plan. The Future Land Use Element of the Comprehensive Plan can be found at the following link: <https://www.ctsfl.us/wp-content/uploads/2020/11/Future-Land-Use-Element-FLUE-2020.pdf> . Policy 2.3.1 covering the Residential/Office General (R/OG) category can be found on PDF page 37. Policy 2.4.3 covering the Commercial General (CG) category can be found on PDF page 43. Policy 2.6.2 covering the Recreation/Open Space (R/OS) category can be found on PDF page 46. This is considered a “small-scale” land use map amendment under Section 163.3187, F.S. The site is characteristics are consistent with the adopted intent and standards of the Recreation/Open Space category contained in the adopted Comprehensive Plan.



Countywide Plan Map Amendment

The property is designated as Retail & Services (R&S) and Office (O) on the Countywide Plan Map. A Countywide Plan amendment to Recreation/Open Space (R/OS) will be required. The Countywide Rules for the locational characteristics and traffic generation characteristics of the current and proposed land uses are summarized below:

	Current Plan Category: Retail & Services (R&S) and Office (O)	Proposed Plan Category: Recreation/Open Space (R/OS)
Purpose:	<p>Policy 2.3.3.6 (O) – This plan category is intended to accommodate areas developed, or appropriate to be developed, with office uses, low-impact employment uses, and residential uses (subject to an acreage threshold), in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scaled residential/office mixed-use development.</p> <p>Policy 2.3.3.8 (R&S) – This plan category is intended to depict areas developed with, or appropriate to be developed with, a mix of business that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.</p>	<p>Policy 2.3.3.12 – This plan category is intended to recognize recreation/open space uses that serve the community or region.</p>
Max. Density:	<p>O: 15 dwelling units/acre R&S: 24 dwelling units/acre</p>	0 dwelling units/acre
Max. Floor Area Ratio (FAR):	<p>O: 0.50 R&S: 0.55</p>	0.25
Max. Impervious Surface Ratio (ISR):	<p>O: 0.75 R&S: 0.90</p>	0.60
Traffic Generation Characteristics:	<p>O: 89 trips per day per acre R&S: 433 trips per day per acre</p>	3 trips per day per acre

TECHNICAL REVIEW COMMITTEE (TRC):

The TRC last reviewed this project on September 2, 2021. The TRC determined that the application was complete and ready for processing pursuant to the requirements of Section 207.01(C).

PUBLIC CORRESPONDENCE:

The property owners within 1,000 feet were sent written notification, exceeding the requirements of Section 206.00(J)(4) of the City of Tarpon Springs Comprehensive Zoning and Land Development



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

Code and Chapter 166.041, Florida Statutes. Notice was advertised in the *Tampa Bay Times* and the property was posted. Responses to the notices received by the Planning and Zoning Department as of September 10, 2021 are included with the agenda item packet.

ORDINANCE 2021-16

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE CITY OF TARPON SPRINGS, FLORIDA, FOR A 6.459 ACRE PORTION OF THE REAL PROPERTY LOCATED AT 42501 U.S. HIGHWAY 19 NORTH, ON THE EAST SIDE OF U.S. HIGHWAY 19 NORTH, THAT PORTION BEING 6.5 ACRES, MORE OR LESS, IN SIZE, FROM FUTURE LAND USE MAP DESIGNATION R/OG (RESIDENTIAL/OFFICE GENERAL) TO FUTURE LAND USE MAP DESIGNATION R/OS (RECREATION/OPEN SPACE); PROVIDING FOR FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the property owner of record of said parcel has requested to amend the Future Land Use Map designation of a 6.459-acre portion of said parcel from Residential/Office General (R/OG) district to Recreation/Open Space (R/OS) district; and,

WHEREAS, the Board of Commissioners approved such request on October 26, 2021 to initiate the process for said amendments; and,

WHEREAS, the Board of Commissioners has determined that an amendment of the Future Land Use Map designation of the property from R/OG, Residential/Office General to R/OS, Recreation/Open Space designation is appropriate; and,

WHEREAS, the permitted uses within the R/OS, Recreation/Open Space, land use designation are compatible with the surrounding and existing land uses; and,

WHEREAS, the property owner has also applied to rezone the entire 64.17-acre property from GB (General Business) district or RPD (Residential Planned Development as adopted by Ordinance 2020-34) to RPD (Residential Planned Development) district; and,

WHEREAS, the Planning and Zoning Board conducted a public hearing on this application on September 20, 2021; and,

WHEREAS, this Ordinance has been duly advertised in accordance with the requirements of Chapter 166.041, F.S. and Section 206.00 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 Chapter 163, Part II, Florida Statutes.

2. The Board of Commissioners finds that this amendment to R/OS, Recreation/Open Space, land use designation is appropriate.

Section 2. LAND USE PLAN DESIGNATION

The Future Land Use Map of the Future Land Use Plan Element of the Tarpon Springs Comprehensive Plan is hereby amended for 6.459 acres to Recreation/Open Space (R/OS) for a portion of the property located at 42501 U.S. Highway 19, Tarpon Springs, Florida and further described in Exhibit A attached hereto.

Section 3. EFFECTIVE DATE

This Ordinance shall be effective upon approval.

**ANCLOTE HARBOR –
WRITTEN CITIZEN COMMENTS RECEIVED
BY THE PLANNING AND ZONING
DEPARTMENT AS OF SEPTEMBER 10, 2021**

From: [Nicole Wilson](#)
To: [Anclote Harbor Project](#)
Subject: Anclote harbor project
Date: Thursday, July 29, 2021 11:23:52 AM

External Email- Use caution with links and attachments

Please don't do this it is not needed , we must preserve nature as much as we can , I love watching the birds there and the gopher tortoises there , traffic is bad enough, lower rent in the area and ppl could afford to live here more apts will increase everyone rent by tenfold increase crime etc

Kim Yothers

From: Patricia McNeese
Sent: Friday, July 30, 2021 2:32 PM
To: Anclote Harbor Project
Subject: FW: Attn: Planning and Zoning Board -VOTE NO on Anclote/US 19 development

-----Original Message-----

From: joseph weinzettle <weinzettle@hotmail.com>
Sent: Tuesday, July 20, 2021 7:34 AM
To: Planning <planning@ctsfl.us>
Subject: Attn: Planning and Zoning Board -VOTE NO on Anclote/US 19 development

External Email- Use caution with links and attachments

I urge the Planning and Zoning Board to vote NO on the proposed 404 unit development on the Anclote River and U.S. 19.

This development should never be allowed in this environmentally sensitive area. It will worsen traffic and add to noise, water and light pollution in Tarpon Springs.

The Board should reject proposals that have not been re-zoned in the PUBLIC interest. Re-zoning an industrial area to a conservation area would be in the public interest.

The re-zoning of this area for development serves a PRIVATE interest - the profit of the developer and builders. The impact on the environment and the city will be negative.

This area should remain as a preserve or passive park.

Thank you for your attention to this vital matter of public concern.

Sincerely,

Joseph Weinzettle
63381 Polly Drive
Tarpon Springs, FL 34689
Ph (727) 741-0385
Email: weinzettle@hotmail.com

From: jackspirk@aol.com
To: [Anclote Harbor Project](#)
Subject: Inquiry
Date: Tuesday, August 3, 2021 12:39:45 PM

External Email- Use caution with links and attachments

How do I go on record at opposing this project?

From: [Sharon](#)
To: [Anclote Harbor Project](#)
Cc: [FriendsOfThe AncloteRiver](#)
Subject: Question re: Anclote Harbor application
Date: Thursday, August 5, 2021 1:58:21 PM

External Email- Use caution with links and attachments

I attended today's meeting, and thank you for the questions presented so far.

Will the traffic study information be added to your Connect Tarpon Springs website?

Will the variances granted to Morgan Group in their first application automatically be granted in this application, or is there a possibility that the BOC will listen to the citizens of Tarpon Springs and not grant variance requests?

Thank you and best regards,
Sharon Landrum
45 W MLK Jr Dr
Tarpon Springs, FL 34689

From: [Anclote Harbor Project](#)
To: [Sharon: Anclote Harbor Project](#)
Cc: [FriendsOfThe AncloteRiver](#)
Subject: RE: Question re: Anclote Harbor application
Date: Thursday, August 5, 2021 3:52:58 PM

Hi Sharon,

The traffic impact study that was submitted by the applicant is available to view on the information page on Connect Tarpon Springs. It is located on the right hand side under 'Application Submittal Materials' in the '#21-100 - Rezoning Materials folder'.

Here is a direct link to that location:

https://ehq-production-us-california.s3.us-west-1.amazonaws.com/0c9608515c808a0da37eb3a54feef5f8d8eb7bde/original/1627393086/7066a775ea7d97baf9d544a574e0132a_B6_Rezoning_Traffic_Impact_Study.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUK4ZO4WUUA%2F20210805%2Fus-west-1%2Fs3%2Faws4_request&X-Amz-Date=20210805T194620Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=957758e1758d92f5ea6352baaa1845eee95e565433b0f071bfc9c136a3b420a1

This is a completely new application, therefore the previous waivers would not apply. All waiver requests associated with this application will be reviewed by the Board of Commissioners as a part of this application. At this time the only waiver the applicant is requesting is for building height.

Thank you!

Allie Keen, AICP

Senior Planner
City of Tarpon Springs – Planning & Zoning
akeen@ctsfl.us
727.942.5611

From: Sharon <luvto dive2004@yahoo.com>
Sent: Thursday, August 5, 2021 1:58 PM
To: Anclote Harbor Project <ancloteharbor@ctsfl.us>
Cc: FriendsOfThe AncloteRiver <friends.anclote@gmail.com>
Subject: Question re: Anclote Harbor application

External Email- Use caution with links and attachments

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Sharon Landrum
45 W MLK Jr Dr
Tarpon Springs, FL 34689

From: Sharon
To: Anclote Harbor Project
Subject: Re: Question re: Anclote Harbor application
Date: Thursday, August 5, 2021 5:22:22 PM

External Email- Use caution with links and attachments

Thank you Allie for your quick response! I thought I heard Ms. Tarapani say that they didn't have the report when asked about it. I must have misunderstood. I will review per your link.

Best regards,
Sharon Landrum

On Thursday, August 5, 2021, 03:53:00 PM EDT, Anclote Harbor Project <ancloteharbor@ctsfll.us> wrote:

Hi Sharon,

The traffic impact study that was submitted by the applicant is available to view on the information page on Connect Tarpon Springs. It is located on the right hand side under 'Application Submittal Materials' in the '#21-100 - Rezoning Materials folder'.

Here is a direct link to that location:

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This is a completely new application, therefore the previous waivers would not apply. All waiver requests associated with this application will be reviewed by the Board of Commissioners as a part of this application. At this time the only waiver the applicant is requesting is for building height.

Thank you!

Allie Keen, AICP

Senior Planner

City of Tarpon Springs – Planning & Zoning

akeen@ctsfll.us

727.942.5611

From: Sharon <luvtodive2004@yahoo.com>
Sent: Thursday, August 5, 2021 1:58 PM
To: Anclote Harbor Project <ancloteharbor@ctsfll.us>
Cc: FriendsOfThe AncloteRiver <friends.anclote@gmail.com>
Subject: Question re: Anclote Harbor application

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Thank you and best regards,

Sharon Landrum

45 W MLK Jr Dr

Tarpon Springs, FL 34689

From: [joseph weinzettle](#)
To: [Board Of Commissioners](#)
Cc: [City Clerk Department](#); [Anclote Harbor Project](#)
Subject: Anclote Harbor Apts (Morgan Group) promo using city email address for public contact
Date: Sunday, September 5, 2021 2:25:59 PM

External Email- Use caution with links and attachments

To all concerned:

I just received a flyer in the mail about "Anclote Harbor Apartments" directing recipients to www.AncloteHarbor.com. The website directs questions to an apparent city email address as a contact -- ancloteharbor@ctsfl.us It seems to be a promotional flyer from Morgan Group

Is this done with the Board of Commissioners approval?

My question to Morgan Group and city staff/officials who may be coordinating with them is --

Would the Anclote Harbor developer/site property owner Morgan Group consider selling or donating the property to the county or state?

Both the county and state seek natural tracts to preserve, especially in environmentally sensitive areas such as along the Anclote.

Pinellas County land acquisitions may be contacted thru:
Development Review Services
(727) 464-3888

The State of Florida also accepts land donations: <https://floridadep.gov/lands/environmental-services/content/florida-forever>

The 74-acres along the Anclote would best serve the public benefit if it stays undeveloped supporting native flora and fauna. This site is in a key position at the intersection of US 19 and the Anclote and offers the public one of the view natural broad vistas left in North Pinellas County. Please preserve it!

Thank you for your consideration of this important matter.

Sincerely,

Joseph Weinzettle
63381 Polly Drive
Tarpon Springs, FL 34689

From: [Mark LeCouris](#)
To: [joseph weinzettle](#); [Board Of Commissioners](#)
Cc: [City Clerk Department](#); [Anclote Harbor Project](#); [Renea Vincent](#)
Subject: RE: Anclote Harbor Apts (Morgan Group) promo using city email address for public contact
Date: Tuesday, September 7, 2021 10:39:47 AM

Mr. Weinzettle, You are correct that the flyer is from the Morgan group not from the City of Tarpon Springs. The Morgan Group does not need approval from the Board of Commissioners to do this. The website titled Anclote Harbors is also property of Morgan group not the City. It refers them to a City of Tarpon Springs site where we have been posting all information on the Anclote Harbors project for the citizens to review. The property is still owned by Wal Mart and is under contract to Morgan Group. There has been no past interest of Wal Mart donating or selling this land to the City . If you have any further questions,feel free to call me at City hall. Mark Lecouris City Manager

-----Original Message-----

From: joseph weinzettle <weinzettle@hotmail.com>
Sent: Sunday, September 05, 2021 2:26 PM
To: Board Of Commissioners <boc@ctsfl.us>
Cc: City Clerk Department <cityclerkdept@ctsfl.us>; Anclote Harbor Project <ancloteharbor@ctsfl.us>
Subject: Anclote Harbor Apts (Morgan Group) promo using city email address for public contact

External Email- Use caution with links and attachments

To all concerned:

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