

**ANCLOTE HARBOR –  
STAFF COMMENTS RESULTING FROM  
STORMWATER MANAGEMENT REVIEW  
AND TECHNICAL REVIEW COMMITTEE  
MEETINGS OF:  
AUGUST 18, 2021  
SEPTEMBER 29, 2021  
OCTOBER 21, 2021**

To: Patricia McNeese/Tony Mannello  
City of Tarpon Springs

Date: August 27, 2021

From: Rick Aguiar

Subject: Anclote Harbor  
Final Development Plan Drainage Review

## **1.0 Purpose:**

The purpose of this memorandum is to review the submitted plans and documentation for the referenced project in order to determine if the general grading & drainage design meet the requirements of City's Stormwater Management criteria (Chapter 141.00).

## **2.0 Information reviewed:**

The following items were provided by the City on August 3d, 2021 and subsequently reviewed by B&N in preparing this Technical Memorandum.

- Executed City Final Development Plan Application
- RPD FDP Land Use Planning Expert Report
- Lift station Design Memorandum
- FDP Plans, prepared by Kimley Horn, dated 7-22-21
- Offsite Force Main Plans, prepared by Kimley Horn, dated 7-20-21
- US 19 Roadway Improvement Plans, prepared by Kimley Horn, dated July 2021
- Overall FDP Landscape Plans, prepared by Kimley Horn, dated 7-22-21
- Architectural Renderings, prepared by Forum Architecture & Interior Design, Inc., dated 7-14-21
- Tree Mitigation Plan, prepared by Kimley Horn, dated 7-202-21
- Drainage Report, prepared by Kimley-Horn, dated June 2021

## **2.0 Drainage Documentation Comments:**

- 2.1 Please provide storm sewer tabulations for the on-site storm sewer system to demonstrate the system is adequately sized to convey on-site flows and prevent inadvertent discharge off-site.
- 2.2 The proposed project stormwater management plan must also account for US 19 improvements and demonstrate that no adverse impacts will result to the existing US 19 stormwater management facilities as a result of the proposed project driveway and turn lane additions.
- 2.3 Provide geotechnical information, including pond borings and infiltration tests, in support of the proposed project development/design. The boring locations will also need to be shown on the project Grading and Drainage Plans.

### 3.0 Development Plan Comments:

- 3.1 Identify the wetland seasonal high and pond normal water elevations on the Grading and Drainage plans.
- 3.2 On perimeter buildings, please provide roof gutters and downspouts that will direct proposed roof runoff to the proposed project stormwater management facilities.
- 3.3 Proposed turn lane and median construction at the project entrance must meet FDOT regulations. Please provide detailed plans that demonstrate the proposed entrance grading/drainage will meet ADA and FDOT regulatory requirements and not adversely affect existing roadway conditions. Provide a section through the proposed entrance drive, showing existing and proposed pavement slopes.
- 3.4 Please show erosion control measures on grading and drainage plans/sections/details plans, to be implemented during construction, in order to avoid turbid water discharge to the River or adjacent wetlands during construction.
- 3.5 The site falls within a coastal 100-year flood zone (the Anclote River), which does not require mitigation for flood plain impacts. The Anclote River FEMA Floodway limits need to be shown on the project grading and drainage plans. No Floodway impacts will be allowed without a detailed "no-rise" conveyance analysis.
- 3.6 Show and label ponds along with their respective seasonal highs, normal water, design high and minimum top of bank elevations on all grading and drainage plans.
- 3.7 Show and label pond bottom, top of bank, sod limits, minimum berm width, seasonal high, normal water and design water elevations on all pond sections.

### 4.0 General Comments:

- 4.1 Provide copies of all other regulatory agency approvals needed for the project construction, including but not limited to SWFWMD ERP, FDEP, USACE, and FDOT Drainage Connection permit or Exception approval.

This memorandum has been prepared to document findings and concurrence with applicable design standards as well as generally accepted engineering practices.

If you have any questions or need additional clarification, please feel free to contact me at **813.803.5782** or **rick.aguiar@burgessniple.com**.

Respectfully,



Rick Aguiar  
Drainage Reviewer

To: Kim Yothers/Tony Mannello  
City of Tarpon Springs

Date: September 28, 2021

From: Rick Aguiar

Subject: Anclote Harbor  
Final Development Plan Drainage Review

### **1.0 Purpose:**

The purpose of this memorandum is to review the submitted plans and documentation for the referenced project in order to determine if the proposed project stormwater management facilities design meets the requirements of the City's Stormwater Management criteria (Chapter 141.00).

### **2.0 Information reviewed:**

The following items were provided by the City on September 16, 2021 and subsequently reviewed by B&N staff in preparing this Technical Memorandum.

- Cover letter, signed by Cynthia Tarapani, dated September 15, 2021
- Project Geotechnical Exploration Report, prepared by Universal Engineering Sciences, dated October 6, 2020
- Addendum Report – Groundwater Monitoring, prepared by Universal Engineering Sciences, dated June 16, 2021
- FDP Plans, prepared by Kimley Horn, dated 8-20-21
- Offsite Force Main Plans, prepared by Kimley Horn, dated 9-14-21
- Drainage Report, prepared by Kimley-Horn, with revision date of September 2021

### **2.0 Drainage Documentation: No Comments**

### **3.0 Development Plans: No Comments**

### **4.0 General Comments:**

- 4.1 Provide copies of all other regulatory agency approvals needed for the project construction, including but not limited to SWFWMD ERP, FDEP, USACE, Pinellas County and FDOT Drainage Connection permit or Exception approval.

This memorandum has been prepared to document findings and concurrence with applicable design standards as well as generally accepted engineering practices.

September 28, 2021  
Kim Yothers/Tony Mannello  
Reference: Ancote Harbor - FDP Drainage Review  
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If you have any questions or need additional clarification, please feel free to contact me at **813.803.5782** or **rick.aguiar@burgessniple.com**.

Respectfully,



Rick Aguiar  
Drainage Reviewer



Renea Vincent, AICP, CPM  
Director

# *City of Tarpon Springs, Florida*

PLANNING AND ZONING DEPARTMENT  
324 EAST PINE STREET  
P.O. BOX 5004  
TARPON SPRINGS, FLORIDA 34688-5004  
(727) 942-5611  
FAX (727) 943-4651

Date: August 19, 2021

## TECHNICAL REVIEW COMMITTEE (TRC) MINUTES

PROJECT NAME: Anclote Harbor

FILE NUMBER: 21-102 – Final Planned Development

APPLICATION TYPE: See above

PROJECT DESCRIPTION: Residential Planned Development

PROPERTY LOCATION: 42501 U.S. Highway 19

PARCEL ID / TAX ID NO.: 06-27-16-89399-000-0420

TRC MEETING DATE: August 18, 2021

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TRC REVIEW RESULTS: Your project was reviewed by the City of Tarpon Springs Technical Review Committee on the above referenced date. The following items have been identified for your review and response:

- ☐ Additional information required from applicant.
- ☐ Redlined plans enclosed.
- ☒ See Member Comments below.
- ☒ Submit revised plans per enclosed redlines or department comments. Three full hard copy sets and one full digital set of revised plans will be required for staff's review.

## TRC MEMBER COMMENT

### **PLANNING & ZONING REVIEW COMMENTS:**

☐ APPROVED ☐ DENY ☐ DEFER ☒ SEE BELOW ☐ NO COMMENTS

INITIALS: PM

1. At the request of the applicant, this Final Planned Development review is based upon the Preliminary Planned Development application (#21-101) that was submitted on July 22, 2021 concurrent with this Final Planned Development application. Please note that the following comments are predicated upon satisfactory resolution of the Preliminary Planned Development comments transmitted to the applicant on August 10, 2021. Based on the revised submittal yet to be received for the Preliminary Planned Development, additional comments on the Final Planned Development may be issued.
2. The applicant has asked that the "Land Use Planning Report" narrative for the Preliminary Development Plan be incorporated by reference as support for the Final Development Plan. Therefore, please see the comments of the Technical Review Committee (TRC) for the Preliminary Development Plan, especially those that request plan revisions and additional submittals at the Final Development Plan stage.
3. Please see Preliminary Planned Development comments regarding acreages and calculations of applicable standards including open space, impervious surface ratio, average site density, etc. Please revise all narratives and plan documents accordingly. Also note that the application notes 8.33 acres of submerged land while the Site Data Table on Sheet C200 of the plan set notes 8.45 acres of submerged land.
4. Sheet C100 notes primary and secondary wetland impact areas, including several along the proposed silt fence. Please clarify what "secondary" impacts are, whether they are permanent or temporary, and their status with respect to wetland permitting and mitigation. Please use a different fill graphic to indicate to better differentiate primary and secondary. It appears that "secondary" areas may actually be impacts to the wetland buffer.
5. The Anclote Harbor Lift Station Design Memorandum notes that Phase I of the project is "scheduled for 408 apartment units." Please correct this throughout the report. If the intent is to account for sewage flow from the community building, please make this clarification. Please also ensure that acreages provided in this report are correct.
6. A hard copy of the "Offsite Force Main Plan" was not located in the submittal. Please submit three hard copies of this plan.
7. The roadway construction is predicated upon completion of the traffic study and permitting process with the Florida Department of Transportation. Since these items are not currently proposed to be finalized as part of the Final Planned Development the applicant should be aware that any change in the roadway configuration plans or requirements may require a subsequent amendment of the planned development.
8. Sheet L1.00 of the landscape plan shows calculation of tree planting requirements per Tarpon Springs Code. Please check and revise these calculations if they include submerged lands acreage. Minimum tree planting acreage requirements do not include submerged lands.
9. Please provide a calculations of area and planting area in tabular format to show compliance with the requirements of Section 134.08 for planting of retention / detention ponds.
10. The Lighting Plan provides details on lighting fixture design in compliance with Section 127.06 of the LDC. Please also provide graphic details of proposed traffic control signage showing compliance with Section 127.06 of the LDC.
11. The plans include a fairly detailed set of construction notes including sequence of activities. The applicant has noted that there will be no significant hauling of fill to the site. Please also

add a note for the contractor regarding compliance with the City's noise ordinance that may restrict activities conducted prior to 7:00am, especially along the eastern side of the site where the nearest homes appear to be less than 1,000 feet from the construction site.

12. Parking – Please reconcile the 7,500 square feet for clubhouse given on Site Data Table calculation (Sheet C200) with the 11,083 gross floor area given on floor plan layout. Plan set states 7,500 square feet, but has 44 spaces proposed which coincides with the 11,083 square feet.
13. The Public School Facilities Element of the City's Comprehensive Plan states that the City may require a developer to construct sidewalks for development located within a two-mile radius of a public school facility (Policy 3.1.6). This project appears to be within two miles of the Tarpon Elementary School and the Tarpon Springs Fundamental School. Additional details will be provided regarding the application of this policy.

#### **FIRE DEPARTMENT REVIEW COMMENTS:**

☐ APPROVE   ☐ DENY   ☐ DEFER   ☒ SEE BELOW   ☐ NO COMMENTS

INITIALS: RK

1. Plans submitted identifies 5 fire hydrants located, one at each of the buildings FCD. Approximately 5 additional hydrants will be required to comply with the Tarpon Springs Code of Ordinances.  
Ref: Section 135.01 of the LDC, item (9) "Hydrants in all other situations shall be installed every 300 feet beginning at the project entrance."
2. All fire mains shall be restrained at all joints including the slip/bell couplings per AJH.
3. Fire hydrants shall have blue delineators placed on the drive lanes to identify hydrant location.  
Ref: Section 135.01 of the LDC, item (12) "All hydrants shall be marked with blue delineators located in the center of the driving lane of the side that the hydrant is located on."
4. Additional comments may follow with submission of plans for permitting.

#### **PUBLIC WORKS REVIEW COMMENTS**

☐ APPROVE   ☐ DENY   ☐ DEFER   ☐ SEE BELOW   ☒ NO COMMENTS

INITIALS: TF/AM

1. Please provide a detail of the trash compactor to ensure that the City can serve it.

#### **BUILDING DEVELOPMENT REVIEW COMMENTS:**

☐ APPROVE   ☐ DENY   ☐ DEFER   ☐ SEE BELOW   ☒ NO COMMENTS

INITIALS: DG

#### **CITY ARBORIST DEVELOPMENT REVIEW COMMENTS:**

☐ APPROVE   ☐ DENY   ☐ DEFER   ☒ SEE BELOW   ☐ NO COMMENTS

INITIALS: SHB

1. There was no new information provided beyond that submitted with the Preliminary Planned Development (PPD). Please see the PPD comments, particularly,



- a. The wetland buffer planting details discussed during PPD review, and,
- b. Brazilian pepper/invasive species plan discussed during PPD review.

**PROJECT ADMINISTRATION DEPARTMENT**

☐ APPROVE   ☐ DENY   ☐ DEFER   ☐ SEE BELOW   ☒ NO COMMENTS

INITIALS: NM

1. Plans appear to use the appropriate City standards.
2. Will need an updated survey for Live Oak Street when sewer main installation is imminent in order to identify the stormwater system components currently being installed across Live Oak Street as part of the Grosse Avenue/Pent Street stormwater drainage improvements.
3. A right-of-way utilization permit from the City will be needed for the sewer main installation work.

**PUBLIC SERVICES REVIEW COMMENTS:**

☐ APPROVE   ☐ DENY   ☐ DEFER   ☒ SEE BELOW   ☐ NO COMMENTS

INITIALS: FP/RP

1. Please provide sewage flows from common areas if not already included.
2. Any roadway disruption shall be the responsibility of the contractor to restore.
3. All utilities involved modifications / work must notify the City 48 hours prior to commencement.
4. All requirements for the Florida Department of Environmental Protection and city must be met including pipe testing and tests for proper disinfection prior to bringing into service.

**POLICE DEPARTMENT REVIEW COMMENTS:**

☐ APPROVE   ☐ DENY   ☐ DEFER   ☐ SEE BELOW   ☒ NO COMMENTS

INITIALS: SG

**PLANNING AND ZONING BOARD REVIEW**

- ☐ TRC review is complete. .
- ☐ Your project remains unscheduled for Planning and Zoning Board because revised plans or additional information is required.
- ☒ Planning and Zoning Board review is not required for this project.

**BOARD OF ADJUSTMENT REVIEW AND FINAL ACTION (VARIANCES ONLY)**

- ☐ Your project is scheduled for BOA review on the following date:
- ☐ Your project remains unscheduled for BOA because additional information is required (see previous page).
- ☒ Board of Adjustment review is not required for this project.

**BOARD OF COMMISSIONER REVIEW AND FINAL ACTION**

☐ Your project is scheduled for review and final action by the Board of Commissioners on the following date(s): \_\_\_\_\_

☒ Your project remains unscheduled for Board of Commissioners because revised plans or additional information is required.

☐ Board of Commissioner's review is not required for this project.

#### HERITAGE PRESERVATION BOARD REVIEW AND FINAL ACTION (CERTIFICATES OF APPROVAL ONLY)

☐ Your project is scheduled for HPB review on the following date:

☐ Your project remains unscheduled for HPB review because additional information is required (see above).

☒ Heritage Preservation Board review is not required for this project.

#### REQUIRED ACTION OF THE APPLICANT

*Please review any checked items above and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments or Board of Commission review until all required information or revised plans are provided. If no additional information is required, your project should be scheduled for the next applicable meeting, if sufficient time is available to meet required advertising deadlines (generally at least 21 days).*

*If TRC comment sheets are attached, please follow up with the department who made the comments. The reviewing individual from each City department is responsible for notifying this department when any and all plan corrections have been made or any conditions that have been established for approval of the project.*

*Please keep in mind that the Planning & Zoning Division has a 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted.*

*If you have questions concerning any of the above information, please do not hesitate to contact the Planning Division for assistance.*

cc: Subject File – 21-102

Applicant – Kamil Salame, Morgan Group Development, LLC



Renea Vincent, AICP, CPM  
Director

# *City of Tarpon Springs, Florida*

PLANNING AND ZONING DEPARTMENT  
324 EAST PINE STREET  
P.O. BOX 5004  
TARPON SPRINGS, FLORIDA 34688-5004  
(727) 942-5611  
FAX (727) 943-4651

Date: September 29, 2021

## TECHNICAL REVIEW COMMITTEE (TRC) MINUTES

PROJECT NAME: Anclote Harbor

FILE NUMBER: 21-102 – Final Planned Development

APPLICATION TYPE: See above

PROJECT DESCRIPTION: Residential Planned Development

PROPERTY LOCATION: 42501 U.S. Highway 19

PARCEL ID / TAX ID NO.: 06-27-16-89399-000-0420

TRC MEETING DATE: September 29, 2021

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TRC REVIEW RESULTS: Your project was reviewed by the City of Tarpon Springs Technical Review Committee on the above referenced date. The following items have been identified for your review and response:

- ☐ Additional information required from applicant.
- ☐ Redlined plans enclosed.
- ☒ See Member Comments below.
- ☒ Submit revised plans per enclosed redlines or department comments. Three full hard copy sets and one full digital set of revised plans will be required for staff's review.

TRC MEMBER COMMENT

**PLANNING & ZONING REVIEW COMMENTS:**

☐ APPROVED ☐ DENY ☐ DEFER ☒ SEE BELOW ☐ NO COMMENTS

INITIALS: PM

**The following lists the status of eight recommended conditions included in draft Ordinance 2021-15 (as modified at the September 20, 2021 public hearing):**

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.

**Resolved – This will be a condition of the Final Planned Development resolution.**

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.

**Not Resolved – Applicant has not indicated concurrence with this request (see applicant's response letter dated September 7, 2021).**

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.

**Resolved. The applicant has requested that the City draft the easements. This will be a condition of the Final Planned Development resolution. The draft easements will address, at a minimum, the items listed above, and, prohibition of seawalls/bulkheads on Anclote River shoreline.**

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.

**Not Resolved. Plan not received (see applicant's response letter dated August 20, 2021).**

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. 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.

**Not Resolved. Analysis not received (see applicant's response letter dated August 20, 2021).**

- 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.

**Resolved. Shown on the plan set.**

- 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.

**Not Resolved. Analysis not received (see applicant's response letter of September 15, 2021).**

- 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.

**Not Resolved. Analysis not received.**

**The following lists the status of 11 Final Planned Development advisory comments listed in the staff report dated September 13, 2021:**

- 1. The Final Planned Development should include enhanced delineation of pedestrian crosswalks within the development such as the use of color or texture.  
**Resolved. Applicant has indicated agreement. Please submit a revised plan set with crosswalks labeled accordingly.**
- 2. The Final Development Plan should include fire hydrant installation locations specified by the Fire Marshall.  
**Resolved and shown on plan set.**
- 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.  
**Not Resolved – Plan not submitted to date (see applicant's response letters of August 20, 2021 and September 15, 2021). The applicant should provide a full hurricane response plan with exhibits to cover pre- and post-storm periods including details of how staff and resources will be available to assist on-site residents in being virtually self-sufficient for at least one week without power. This will be a condition of the Final Planned Development resolution.**

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.  
**Resolved – This will be a condition of Final Planned Development resolution.**
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.**Not Resolved – Additional details not provided (see applicant's response letter of September 15, 2021).**
6. The Final Development Plan should include the landscape plan details for the buffer grading and planting.  
**Resolved and shown on plan set.**
7. The Final Development Plan should include all details of the proposed xeriscaping plan and techniques as specifications on the landscaping plan.  
**Resolved and shown on plan set.**
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.  
**Resolved – This will be a condition of the Final Planned Development resolution. The study should be based on a buildout year of 2024 per the revised project schedule submitted by the applicant (see applicant's response letter of September 15, 2021).**
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.  
**Resolved – This will be a condition of the Final Planned Development resolution.**
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.  
**Resolved – This will be a condition of Final Planned Development resolution.**
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.  
**Resolved – This will be a condition of Final Planned Development resolution.**

**The following lists the status of comments resulting from the August 18, 2021 TRC meeting:**

1. At the request of the applicant, this Final Planned Development review is based upon the Preliminary Planned Development application (#21-101) that was submitted on July 22, 2021 concurrent with this Final Planned Development application. Please note that the following comments are predicated upon satisfactory resolution of the Preliminary Planned Development comments transmitted to the applicant on August 10, 2021. Based on the

revised submittal yet to be received for the Preliminary Planned Development, additional comments on the Final Planned Development may be issued.

**Resolved (advisory).**

2. The applicant has asked that the “Land Use Planning Report” narrative for the Preliminary Development Plan be incorporated by reference as support for the Final Development Plan. Therefore, please see the comments of the Technical Review Committee (TRC) for the Preliminary Development Plan, especially those that request plan revisions and additional submittals at the Final Development Plan stage.

**Resolved (advisory).**

3. Please see Preliminary Planned Development comments regarding acreages and calculations of applicable standards including open space, impervious surface ratio, average site density, etc. Please revise all narratives and plan documents accordingly. Also note that the application notes 8.33 acres of submerged land while the Site Data Table on Sheet C200 of the plan set notes 8.45 acres of submerged land.

**Resolved and shown on plan set.**

4. Sheet C100 notes primary and secondary wetland impact areas, including several along the proposed silt fence. Please clarify what “secondary” impacts are, whether they are permanent or temporary, and their status with respect to wetland permitting and mitigation. Please use a different fill graphic to indicate to better differentiate primary and secondary. It appears that “secondary” areas may actually be impacts to the wetland buffer.

**Resolved and removed from plan set.**

5. The Anclote Harbor Lift Station Design Memorandum notes that Phase I of the project is “scheduled for 408 apartment units.” Please correct this throughout the report. If the intent is to account for sewage flow from the community building, please make this clarification. Please also ensure that acreages provided in this report are correct.

**Resolved and shown in revised submittal.**

6. A hard copy of the “Offsite Force Main Plan” was not located in the submittal. Please submit three hard copies of this plan.

**Resolved and resubmitted.**

7. The roadway construction is predicated upon completion of the traffic study and permitting process with the Florida Department of Transportation. Since these items are not currently proposed to be finalized as part of the Final Planned Development the applicant should be aware that any change in the roadway configuration plans or requirements may require a subsequent amendment of the planned development.

**Resolved. – This will be a condition on the Final Planned Development resolution.**

8. Sheet L1.00 of the landscape plan shows calculation of tree planting requirements per Tarpon Springs Code. Please check and revise these calculations if they include submerged lands acreage. Minimum tree planting acreage requirements do not include submerged lands.

**Resolved and shown on plan set.**

9. Please provide a calculations of area and planting area in tabular format to show compliance with the requirements of Section 134.08 for planting of retention / detention ponds.

**Resolved and shown on plan set.**

10. The Lighting Plan provides details on lighting fixture design in compliance with Section 127.06 of the LDC. Please also provide graphic details of proposed traffic control signage showing compliance with Section 127.06 of the LDC.

**Resolved and shown on plan set.**

11. The plans include a fairly detailed set of construction notes including sequence of activities. The applicant has noted that there will be no significant hauling of fill to the site. Please also add a note for the contractor regarding compliance with the City’s noise ordinance that may



restrict activities conducted prior to 7:00am, especially along the eastern side of the site where the nearest homes appear to be less than 1,000 feet from the construction site.

**Resolved and shown on plan set.**

12. Parking – Please reconcile the 7,500 square feet for clubhouse given on Site Data Table calculation (Sheet C200) with the 11,083 gross floor area given on floor plan layout. Plan set states 7,500 square feet, but has 44 spaces proposed which coincides with the 11,083 square feet.

**Resolved and shown on plan set.**

13. The Public School Facilities Element of the City's Comprehensive Plan states that the City may require a developer to construct sidewalks for development located within a two-mile radius of a public school facility (Policy 3.1.6). This project appears to be within two miles of the Tarpon Elementary School and the Tarpon Springs Fundamental School. Additional details will be provided regarding the application of this policy.

**Resolved. The project is in compliance with this policy.**

**The following lists outstanding comments resulting from August 5, 2021 TRC meeting:**

Comment 35: Sheets C521 and C522 include sewer details labeled "Pinellas County." Please ensure that sewer details meet City of Tarpon Springs specifications.

**Not Resolved – Applicant's response letter of August 20, 2021 states that the sheets have been revised, but the submittal does not reflect the revision. Please revise the sheets.**

Comment 36: Sheet C001, Item 2 under "SWFWMD Stormwater Management Facility Submittals and Certification" – Change "Hillsborough County" to "City of Tarpon Springs."

**Not Resolved – Applicant's response letter of August 20, 2021 states that the sheet have been revised, but the submittal does not reflect the revision. Please revise the sheet.**

Project Enhancements Comment 5: Please consider coordinating with the Florida Department of Environmental Protection regarding the adjacent Pinellas County Aquatic Preserve to implement actions for protection of seagrass and manatees, such as dockside educational signage.

**Resolved – The applicant has indicated agreement. This will be a condition of the Final Planned Development resolution.**

### **Additional Comments**

1. In the absence of additional detail and jurisdictional permit approvals regarding the mitigation for wetland impacts, please address how the project complies with Policy 1.1.1, Item 2 of the Coastal Management Element of the City's Comprehensive Plan, which reads as follows: " 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 the Southwest Florida Water Management District." The concern is that language for a condition of the Final Planned Development be framed appropriately to be able to both meet City standards and accommodate the final approved jurisdictional permits.
2. The applicant stated that the public art compliance plan would be confirmed at the time of Final Development Plan Submittal (see applicant's Preliminary Planned Development narrative report dated September 7, 2021). This was not located in the submittal. Compliance with the public art requirements will be a condition of the Final Planned Development resolution.
3. The applicant has stated that recreational vehicle parking will be prohibited on the site. This will be a condition of the Final Planned Development resolution.
4. On September 29, 2021, City staff was verbally notified by Pinellas County Emergency Management Department that they would be providing a review and analysis of the development. Once the City receives this correspondence from the County it will be



considered in the staff's review and recommendations on the Preliminary Planned Development and on the Final Planned Development, as applicable.

5. The drainage plan has been approved. The reviewer's memorandum is attached.

***Please submit the revised Final Development Plan by Wednesday, October 13, 2021.***

**FIRE DEPARTMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☒ SEE BELOW ☐ NO COMMENTS

INITIALS: RK

1. **\*\*\***(Acknowledged by Developer see Response letter dated September 15, 2021)**\*\*\*** Plans submitted identifies 5 Fire Hydrants located one at each of the buildings FDC. Approximately 5 additional hydrants will be required to comply with Tarpon Springs Code of Ordinances.  
Ref: City of Tarpon Springs Code of Ordinances Article IX Development Standards, Section 135.01 Fire Hydrants, (9) Hydrants in all other situations shall be installed every 300 feet beginning at the project entrance.
2. **\*\*\***(Acknowledged by Developer see Response letter dated September 15, 2021)**\*\*\*** All Fire Mains shall be restrained at all joints including the slip/bell couplings per AJH.
3. **\*\*\***(Acknowledged by Developer see Response letter dated September 15, 2021)**\*\*\*** Fire Hydrants shall have blue delineators placed on the drive lanes to identify hydrant location.  
Ref: City of Tarpon Springs Code of Ordinances Article IX Development Standards, Section 135.01 Fire Hydrants, (12) All hydrants shall be marked with blue delineators located in the center of the driving lane of the side that the hydrant is located on.
4. **\*\*\***(Acknowledged by Developer see Response letter dated September 15, 2021)**\*\*\***  
Additional comments may follow with submission of plans for permitting.

**PUBLIC WORKS REVIEW COMMENTS**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: TF/AM

**BUILDING DEVELOPMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: KP/MA

**CITY ARBORIST DEVELOPMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☒ SEE BELOW ☐ NO COMMENTS

INITIALS: SHB

1. Please replace 8-foot vertical clearance note with maintenance of 10-foot vertical clearance of vegetation over any sidewalk and 14-foot vertical clearance of vegetation over improved rights-of-way (internal drives).

**PROJECT ADMINISTRATION DEPARTMENT**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: NM

1. No additional comments other than the initial comments from the TRC meetings of August 18, 2021 and September 2, 2021 which have been acknowledged and addressed.

**PUBLIC SERVICES REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: FP/RP

**POLICE DEPARTMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: AB

**CODE ENFORCEMENT DEPARTMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: BH

**PLANNING AND ZONING BOARD REVIEW**

☐ TRC review is complete.

☐ Your project remains unscheduled for Planning and Zoning Board because revised plans or additional information is required.

☒ Planning and Zoning Board review is not required for this project.

**BOARD OF ADJUSTMENT REVIEW AND FINAL ACTION (VARIANCES ONLY)**

☐ Your project is scheduled for BOA review on the following date:

☐ Your project remains unscheduled for BOA because additional information is required (see previous page).

☒ Board of Adjustment review is not required for this project.

**BOARD OF COMMISSIONER REVIEW AND FINAL ACTION**

☒ Your project is scheduled for review and final action by the Board of Commissioners on the following date(s): November 9, 2021. This is a tentative scheduled date, based on submittal of required revisions by October 13, 2021.

☐ Your project remains unscheduled for Board of Commissioners because revised plans or additional information is required.

☐ Board of Commissioner's review is not required for this project.

**HERITAGE PRESERVATION BOARD REVIEW AND FINAL ACTION (CERTIFICATES OF APPROVAL ONLY)**

☐ Your project is scheduled for HPB review on the following date:

☐ Your project remains unscheduled for HPB review because additional information is required (see above).

☒ Heritage Preservation Board review is not required for this project.

**REQUIRED ACTION OF THE APPLICANT**

*Please review any checked items above and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments or Board of Commission review until all required information or revised plans are provided. If no additional information is required, your project should be scheduled for the next applicable meeting, if sufficient time is available to meet required advertising deadlines (generally at least 21 days).*

*If TRC comment sheets are attached, please follow up with the department who made the comments. The reviewing individual from each City department is responsible for notifying this department when any and all plan corrections have been made or any conditions that have been established for approval of the project.*

*Please keep in mind that the Planning & Zoning Division has a 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted.*

*If you have questions concerning any of the above information, please do not hesitate to contact the Planning Division for assistance.*

cc: Subject File – 21-102  
Applicant – Kamil Salame, Morgan Group Development, LLC



Renea Vincent, AICP, CPM  
Director

# *City of Tarpon Springs, Florida*

PLANNING AND ZONING DEPARTMENT  
324 EAST PINE STREET  
P.O. BOX 5004  
TARPON SPRINGS, FLORIDA 34688-5004  
(727) 942-5611  
FAX (727) 943-4651

Date: October 21, 2021

## TECHNICAL REVIEW COMMITTEE (TRC) MINUTES

PROJECT NAME: Anclote Harbor

FILE NUMBER: 21-102 – Final Planned Development

APPLICATION TYPE: See above

PROJECT DESCRIPTION: Residential Planned Development

PROPERTY LOCATION: 42501 U.S. Highway 19

PARCEL ID / TAX ID NO.: 06-27-16-89399-000-0420

TRC MEETING DATE: October 21, 2021

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TRC REVIEW RESULTS: Your project was reviewed by the City of Tarpon Springs Technical Review Committee on the above referenced date. The following items have been identified for your review and response:

- ☐ Additional information required from applicant.
- ☐ Redlined plans enclosed.
- ☒ See Member Comments below.
- ☒ Submit revised plans per enclosed redlines or department comments. Three full hard copy sets and one full digital set of revised plans will be required for staff's review.

TRC MEMBER COMMENT

**PLANNING & ZONING REVIEW COMMENTS:**

☐ APPROVED ☐ DENY ☐ DEFER ☒ SEE BELOW ☐ NO COMMENTS

INITIALS: PM

**The following lists the status of eight recommended conditions included in draft Ordinance 2021-15 (as modified at the September 20, 2021 public hearing):**

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.

**Resolved – This will be a condition of the Final Planned Development resolution.**

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.

**Resolved – Applicant has indicated concurrence and will submit a Future Land Use Map amendment application prior to the issuance of building permits.**

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.

**Resolved. A draft conservation easement has been submitted and will be finalized prior to the issuance of building permits.**

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.

**Resolved. The applicant has outlined a plan that is acceptable to staff.**

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. 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.

**Resolved. The revised enhancement plan includes sufficient detail to resolve staff concerns.**

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.

**Resolved. Shown on the plan set.**

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.

**Resolved. The applicant's revised Transportation Management Plan has been revised to reflect all items listed above and is sufficient to resolve staff's concerns.**

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.

**Resolved. The applicant's analysis of the stormwater system is sufficient. The applicant should incorporate Public Services' suggested floodproofing and emergency operation features into the lift station design.**

**The following lists the status of 11 Final Planned Development advisory comments listed in the staff report dated September 13, 2021:**

1. The Final Planned Development should include enhanced delineation of pedestrian crosswalks within the development such as the use of color or texture.  
**Resolved and shown on plan set.**
2. The Final Development Plan should include fire hydrant installation locations specified by the Fire Marshall.  
**Resolved and shown on plan set.**
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.  
**Resolved. Response is sufficient.**
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.  
**Resolved – This will be a condition of Final Planned Development resolution.**
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.
- Resolved – Additional details provided are sufficient.**
- 6. The Final Development Plan should include the landscape plan details for the buffer grading and planting.
- Resolved and shown on plan set.**
- 7. The Final Development Plan should include all details of the proposed xeriscaping plan and techniques as specifications on the landscaping plan.
- Resolved and shown on plan set.**
- 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.
- Resolved – This will be verified with the Florida Department of Transportation at the time of permitting by that agency.**
- 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.
- Resolved – This will be a condition of the Final Planned Development resolution.**
- 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.
- Resolved – This will be a condition of Final Planned Development resolution.**
- 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.
- Resolved – This will be a condition of Final Planned Development resolution.**

**The following lists the status of comments resulting from the August 18, 2021 TRC meeting:**

- 1. At the request of the applicant, this Final Planned Development review is based upon the Preliminary Planned Development application (#21-101) that was submitted on July 22, 2021 concurrent with this Final Planned Development application. Please note that the following comments are predicated upon satisfactory resolution of the Preliminary Planned Development comments transmitted to the applicant on August 10, 2021. Based on the revised submittal yet to be received for the Preliminary Planned Development, additional comments on the Final Planned Development may be issued.
- Resolved (advisory).**
- 2. The applicant has asked that the “Land Use Planning Report” narrative for the Preliminary Development Plan be incorporated by reference as support for the Final Development Plan. Therefore, please see the comments of the Technical Review Committee (TRC) for the Preliminary Development Plan, especially those that request plan revisions and additional submittals at the Final Development Plan stage.
- Resolved (advisory).**



3. Please see Preliminary Planned Development comments regarding acreages and calculations of applicable standards including open space, impervious surface ratio, average site density, etc. Please revise all narratives and plan documents accordingly. Also note that the application notes 8.33 acres of submerged land while the Site Data Table on Sheet C200 of the plan set notes 8.45 acres of submerged land.  
**Resolved and shown on plan set.**
4. Sheet C100 notes primary and secondary wetland impact areas, including several along the proposed silt fence. Please clarify what “secondary” impacts are, whether they are permanent or temporary, and their status with respect to wetland permitting and mitigation. Please use a different fill graphic to indicate to better differentiate primary and secondary. It appears that “secondary” areas may actually be impacts to the wetland buffer.  
**Resolved and removed from plan set.**
5. The Anclote Harbor Lift Station Design Memorandum notes that Phase I of the project is “scheduled for 408 apartment units.” Please correct this throughout the report. If the intent is to account for sewage flow from the community building, please make this clarification. Please also ensure that acreages provided in this report are correct.  
**Resolved and shown in revised submittal.**
6. A hard copy of the “Offsite Force Main Plan” was not located in the submittal. Please submit three hard copies of this plan.  
**Resolved.**
7. The roadway construction is predicated upon completion of the traffic study and permitting process with the Florida Department of Transportation. Since these items are not currently proposed to be finalized as part of the Final Planned Development the applicant should be aware that any change in the roadway configuration plans or requirements may require a subsequent amendment of the planned development.  
**Resolved. – This will be a condition on the Final Planned Development resolution.**
8. Sheet L1.00 of the landscape plan shows calculation of tree planting requirements per Tarpon Springs Code. Please check and revise these calculations if they include submerged lands acreage. Minimum tree planting acreage requirements do not include submerged lands.  
**Resolved and shown on plan set.**
9. Please provide a calculations of area and planting area in tabular format to show compliance with the requirements of Section 134.08 for planting of retention / detention ponds.  
**Resolved and shown on plan set.**
10. The Lighting Plan provides details on lighting fixture design in compliance with Section 127.06 of the LDC. Please also provide graphic details of proposed traffic control signage showing compliance with Section 127.06 of the LDC.  
**Resolved and shown on plan set.**
11. The plans include a fairly detailed set of construction notes including sequence of activities. The applicant has noted that there will be no significant hauling of fill to the site. Please also add a note for the contractor regarding compliance with the City’s noise ordinance that may restrict activities conducted prior to 7:00am, especially along the eastern side of the site where the nearest homes appear to be less than 1,000 feet from the construction site.  
**Resolved and shown on plan set.**
12. Parking – Please reconcile the 7,500 square feet for clubhouse given on Site Data Table calculation (Sheet C200) with the 11,083 gross floor area given on floor plan layout. Plan set states 7,500 square feet, but has 44 spaces proposed which coincides with the 11,083 square feet.  
**Resolved and shown on plan set.**



13. The Public School Facilities Element of the City's Comprehensive Plan states that the City may require a developer to construct sidewalks for development located within a two-mile radius of a public school facility (Policy 3.1.6). This project appears to be within two miles of the Tarpon Elementary School and the Tarpon Springs Fundamental School. Additional details will be provided regarding the application of this policy.

**Resolved. The project is in compliance with this policy.**

**The following lists outstanding comments resulting from August 5, 2021 TRC meeting:**

Comment 35: Sheets C521 and C522 include sewer details labeled "Pinellas County." Please ensure that sewer details meet City of Tarpon Springs specifications.

**Resolved.**

Comment 36: Sheet C001, Item 2 under "SWFWMD Stormwater Management Facility Submittals and Certification" – Change "Hillsborough County" to "City of Tarpon Springs."

**Resolved.**

Project Enhancements Comment 5: Please consider coordinating with the Florida Department of Environmental Protection regarding the adjacent Pinellas County Aquatic Preserve to implement actions for protection of seagrass and manatees, such as dockside educational signage.

**Resolved – The applicant has indicated agreement. This will be a condition of the Final Planned Development resolution.**

**Additional Comments**

1. In the absence of additional detail and jurisdictional permit approvals regarding the mitigation for wetland impacts, please address how the project complies with Policy 1.1.1, Item 2 of the Coastal Management Element of the City's Comprehensive Plan, which reads as follows: " 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 the Southwest Florida Water Management District." The concern is that language for a condition of the Final Planned Development be framed appropriately to be able to both meet City standards and accommodate the final approved jurisdictional permits.

**Resolved – The applicant has indicated that the mitigation sequence will be followed. If on-site mitigation is not approved by the Southwest Florida Water Management District the applicant will work towards identifying a site within the Planning Area Boundary as identified in the Comprehensive Plan.**

2. The applicant stated that the public art compliance plan would be confirmed at the time of Final Development Plan Submittal (see applicant's Preliminary Planned Development narrative report dated September 7, 2021). This was not located in the submittal. Compliance with the public art requirements will be a condition of the Final Planned Development resolution.

**Resolved – The applicant has indicated that an art project will be provided on site. This should be submitted for review and approval by the City's Public Art Committee.**

3. The applicant has stated that recreational vehicle parking will be prohibited on the site. This will be a condition of the Final Planned Development resolution.

**Resolved.**

4. On September 29, 2021, City staff was verbally notified by Pinellas County Emergency Management Department that they would be providing a review and analysis of the development. Once the City receives this correspondence from the County it will be

considered in the staff's review and recommendations on the Preliminary Planned Development and on the Final Planned Development, as applicable.

**As of the date of this comment transmittal, this correspondence has not been received.**

5. The drainage plan has been approved. The reviewer's memorandum is attached.

**Resolved.**

***The applicant indicated at the TRC meeting that a revised copy of the Final Development plan will need to be submitted to reflect the correct current required base flood elevation and to provide the most updated wetland jurisdictional line on the plan set. In order to remain scheduled for the November 9, 2021 Board of Commissioners, please submit the revised plan set by Thursday October 28, 2021.***

#### **FIRE DEPARTMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: RK

1. **\*\*\***(Acknowledged by Developer see Response letter dated September 15, 2021)**\*\*\*** Plans submitted identifies 5 Fire Hydrants located one at each of the buildings FDC. Approximately 5 additional hydrants will be required to comply with Tarpon Springs Code of Ordinances.  
Ref: City of Tarpon Springs Code of Ordinances Article IX Development Standards, Section 135.01 Fire Hydrants, (9) Hydrants in all other situations shall be installed every 300 feet beginning at the project entrance.

**Resolved.**

2. **\*\*\***(Acknowledged by Developer see Response letter dated September 15, 2021)**\*\*\*** All Fire Mains shall be restrained at all joints including the slip/bell couplings per AJH.

**Resolved.**

3. **\*\*\***(Acknowledged by Developer see Response letter dated September 15, 2021)**\*\*\*** Fire Hydrants shall have blue delineators placed on the drive lanes to identify hydrant location.  
Ref: City of Tarpon Springs Code of Ordinances Article IX Development Standards, Section 135.01 Fire Hydrants, (12) All hydrants shall be marked with blue delineators located in the center of the driving lane of the side that the hydrant is located on.

**Resolved.**

4. **\*\*\***(Acknowledged by Developer see Response letter dated September 15, 2021)**\*\*\*** Additional comments may follow with submission of plans for permitting.

**Resolved.**

#### **PUBLIC WORKS REVIEW COMMENTS**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: TF/AM

#### **BUILDING DEVELOPMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: KP/MA

**CITY ARBORIST DEVELOPMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☒ SEE BELOW ☐ NO COMMENTS

INITIALS: SHB

1. Please replace 8-foot vertical clearance note with maintenance of 10-foot vertical clearance of vegetation over any sidewalk and 14-foot vertical clearance of vegetation over improved rights-of-way (internal drives).

**Resolved and shown on plans set.**

2. This plan is compliant with inch for inch replacement under Section 133.06 Permit Conditions.

**Resolved and shown on plans set.**

3. As per C16 Wetland Enhancement Plan 10-13-2021, 6,251 trees totaling 12.502 inches will be planted on site.

**Resolved and shown on plans set.**

**PROJECT ADMINISTRATION DEPARTMENT**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: NM

1. No additional comments other than the initial comments from the TRC meetings of August 18, 2021 and September 2, 2021 which have been acknowledged and addressed.

**Resolved.**

**PUBLIC SERVICES REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: FP/RP

**POLICE DEPARTMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: AB

**CODE ENFORCEMENT DEPARTMENT REVIEW COMMENTS:**

☐ APPROVE ☐ DENY ☐ DEFER ☐ SEE BELOW ☒ NO COMMENTS

INITIALS: BH

**PLANNING AND ZONING BOARD REVIEW**

☐ TRC review is complete.

☐ Your project remains unscheduled for Planning and Zoning Board because revised plans or additional information is required.

☒ Planning and Zoning Board review is not required for this project.

**BOARD OF ADJUSTMENT REVIEW AND FINAL ACTION (VARIANCES ONLY)**

☐ Your project is scheduled for BOA review on the following date:

☐ Your project remains unscheduled for BOA because additional information is required (see previous page).

☒ Board of Adjustment review is not required for this project.

#### BOARD OF COMMISSIONER REVIEW AND FINAL ACTION

☒ Your project is scheduled for review and final action by the Board of Commissioners on the following date(s): November 9, 2021. This is a tentative scheduled date, based on submittal of required revisions by October 28, 2021.

☐ Your project remains unscheduled for Board of Commissioners because revised plans or additional information is required.

☐ Board of Commissioner's review is not required for this project.

#### HERITAGE PRESERVATION BOARD REVIEW AND FINAL ACTION (CERTIFICATES OF APPROVAL ONLY)

☐ Your project is scheduled for HPB review on the following date:

☐ Your project remains unscheduled for HPB review because additional information is required (see above).

☒ Heritage Preservation Board review is not required for this project.

#### REQUIRED ACTION OF THE APPLICANT

*Please review any checked items above and provide any additional required information. Your project will not be scheduled for Planning and Zoning Board, Board of Adjustments or Board of Commission review until all required information or revised plans are provided. If no additional information is required, your project should be scheduled for the next applicable meeting, if sufficient time is available to meet required advertising deadlines (generally at least 21 days).*

*If TRC comment sheets are attached, please follow up with the department who made the comments. The reviewing individual from each City department is responsible for notifying this department when any and all plan corrections have been made or any conditions that have been established for approval of the project.*

*Please keep in mind that the Planning & Zoning Division has a 90-day suspense from the date of the TRC review for the submission of revisions/additional information. If revised plans/additional information are not submitted within the above referenced time frame, the application will be considered to be "EXPIRED" and a new application will have to be submitted.*

*If you have questions concerning any of the above information, please do not hesitate to contact the Planning Division for assistance.*

cc: Subject File – 21-102  
Applicant – Kamil Salame, Morgan Group Development, LLC