



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #99 - HARBOUR WATCH (POINTE ALEXIS NORTH)/ RIVERSIDE LANDING (POINTE ALEXIS SOUTH) CITY OF TARPON SPRINGS

On May 20, 2003, the City of Tarpon Springs rendered to the Tampa Bay Regional Planning Council Resolution No. 2002-14, a Development Order amendment for this DRI, adopted by the Tarpon Springs City Council on July 2, 2002. The Development Order Amendment authorizes abandonment of the Harbour Watch/Riverside Landing DRI.

#### BACKGROUND

On December 14, 1983, the Tarpon Springs City Council granted a Development Order (Resolution #83-91) to The Florida Companies (later known as “Fairfield Communities”) for a 180± acre residential community generally located south of the Anclote River and Pasco County, west of Florida Avenue, and north of Sunset Drive in the northwesternmost portion of Pinellas County, in the City of Tarpon Springs. The project has some frontage along the Gulf of Mexico. The project was initially approved to contain 970 residential units. No Development Order expiration date was established in conjunction with the project.

The Development Order has subsequently been amended a total of five times, the latest occurred on December 2, 1997 (Resolution No. 97-79). The amendments have: reduced the total number of residential units to 481, modified setback requirements, approved the construction of a limited number of docks, eliminated the formerly-required water quality monitoring and extended the buildout date for the project (to December 31, 2001).

#### DEVELOPMENT ORDER AMENDMENT

The combined projects of Harbour Watch and Riverside Landing constitute residential development which is far below the threshold currently identified in the Florida Statutes, as presented in the table below.

The following represents a quantification of originally-approved, currently-approved, existing and the total number of residential units proposed, as reflected in Resolution No. 2002-14:

ORIGINALLY APPROVED	CURRENTLY APPROVED	CURRENTLY CONSTRUCTED	PROPOSED TOTAL	100% DRI THRESHOLD	% OF THRESHOLD <sup>1</sup>
970 Units	481 Units	247 Units	453 Units	2,000 Units <sup>2</sup>	22.65
(# of Single- and multi-family units were not specified)	(# of Single- and multi-family units were not specified)	(207 Single-Family) (40 Multi-Family)	(405 Single-Family) (48 Multi-Family)		

#### NOTES:

1. “% of Threshold” has been calculated as follows: “Proposed Total” / “100% DRI Threshold”
2. Although the current residential threshold for Pinellas County is 3,000 residential units, 2,000 residential units was utilized to determine the percentage of threshold due to the project’s proximity to Pasco County, a less populated county, in accordance with Subsection 380.0651(3)(j), F.S.

It is stated in the Resolution that:

- the project's impacts to public facilities and services, environmental resources, public safety and archaeological resources have been previously mitigation in accordance with the Development Order; and
- these residential communities will continue to be consistent with Tarpon Springs Comprehensive Plan, the Pinellas County Countywide Plan, the Tarpon Springs Land Development Code, and the "Official" Tarpon Springs Zoning Map, as well as the subdivision plats recorded in the public records of Pinellas County.

Notable conditions contained in the Development Order Amendment authorizing abandonment include:

1. "The archaeological site and approximately 11-acre freshwater lake shown on Exhibit D shall be preserved..."
2. "Owners of all waterfront lots shall be entitled to apply for permits for boat docks, however, nothing in these conditions for abandonment nor in the resolution for abandonment, guarantees permit issuance by any governmental agency for the construction of a dock(s). The existence of the multi-slip dock, having five slips, shall preclude those lot owners (Lots 16 through 22) from applying for individual single-family docks..."
3. "Mangrove and tidal marsh shoreline along the Gulf of Mexico shall remain unchanged." Construction setbacks from the mean high water line, the shoreline of the freshwater lake on Harbour Watch, and the marsh area of the Gulf of Mexico (on the project's western boundary) are required to be a minimum of 35 feet.
4. The setback requirements and preservation designation "shall not preclude the use of the single-family or multi-slip docks or viewing docks."

A separate correspondence, dated May 16, 2003, has been provided by the Tarpon Springs Planning and Zoning Director, Ms. Renea Vincent, which contained the following statements "it appears that 45 homes may potentially be able to have a dock at Harbour Watch" and "it appears that the only potential would be for a community dock" within Riverside Landing.

## **RECOMMENDATION**

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with Subsection 380.06(26), F.S., and with the Council's Final Report adopted November 14, 1983.

Therefore, it is recommended that the Department of Community Affairs concur with the Development Order Amendment/Abandonment of DRI #99 - Harbour Watch/Riverside Landing as issued by the City of Tarpon Springs.