Tarpon Waterfront Village

Applications for Small Scale Amendment, Large Scale Amendment and Planned Development Rezoning

PAL-23-00004

PAS-24-00002

PD-24-08

Project Team

- Tarpon Waterfront Village LLC Property Owner Jeffrey DiLaura, Manager
- Michael Haymans, Esq. Project Attorney Michael P. Haymans Attorney At Law, P.A.
- Ben Smith, AICP & Lindsay Rodriguez, AICP Land Use Planners Morris-Depew Associates, Inc.
- Bill Morris, P.E. Civil Engineer Morris-Depew Associates, Inc.
- Paul Owen, MS, PWS Ecologist Owen Environmental Consulting, LLC
- Tyler Petersen Project Architect PDS Architecture, Inc.

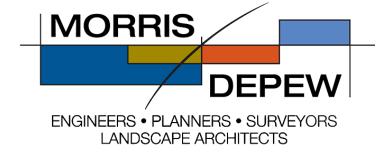








Ben Smith, AICP Land Use Planner Morris-Depew Associates, Inc.

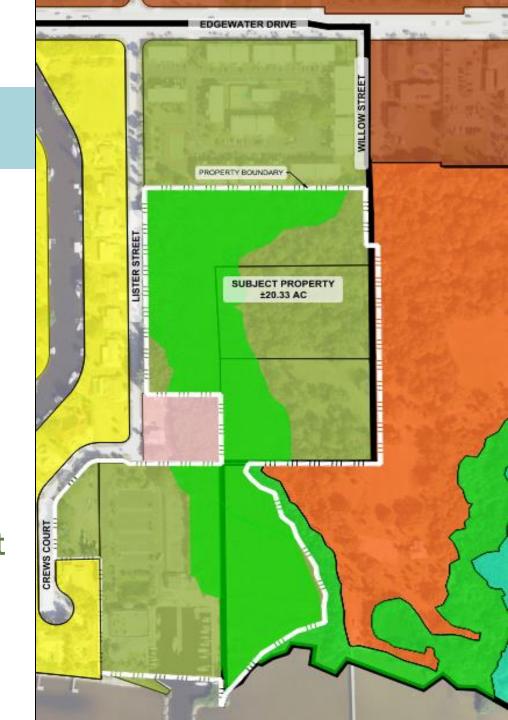


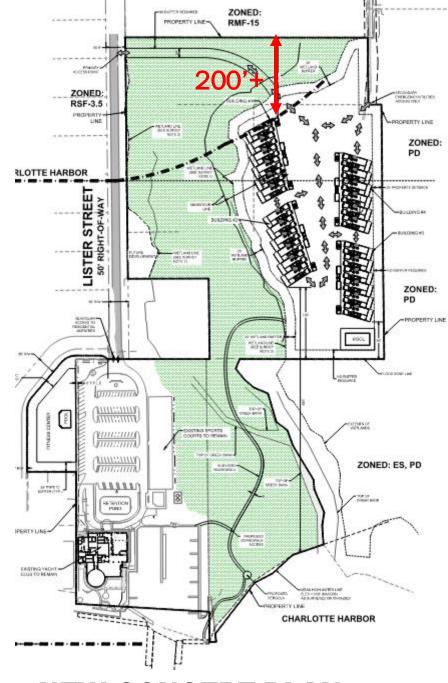
Tarpon Waterfront Village LLC

- 100% locally owned
- Quality developer since 2005
- Purchased the struggling 51-year-old Charlotte Harbor Yacht Club and restored it to a fully functioning club Charlotte Harbor Yacht Club provides several community-based programs i.e. Youth Sailing / Fishing Programs, annual regatta races
- Continued success of the Yacht Club is dependent on this project

Project Benefits

- ✓ Density significantly reduced since May 27th transmittal hearing
- ✓ Does not add density to the CHHA
- ✓ Environmental enhancements & preservation
- ✓ Resilient site design
- ✓ Provides for appropriate transition of intensity
- ✓ Enhanced compatibility with surrounding development
- ✓ Ensures the preservation of recreational waterfronts
- ✓ Meets or exceeds all county, state and federal requirements for modern coastal construction





Concept Plan Changes

Since May 27th Transmittal Hearing

- ✓ <u>Removes</u> 2 buildings
- ✓ Removes 36 dwelling units
- ✓ From 156 to 120 = 23% Reduction
- √ Gross density 6 DU/AC
- Additional open space
- ✓ Increased separation from residential to the north & from Charlotte Harbor

NEW CONCEPT PLAN

Compatibility

- Setbacks and buffers meet or exceed LDC standards
- Minimal impacts to Lister St. due to access location
- +200' separation from condos to the north
- +500' separation from single-family on Lister St
- +700' separation from Charlotte Harbor
- Met with Neighborhood Residents May 2024, July 2024, and December 2024
- Positive support & coordination with neighborhood residents
- PD Conditions to ensure compatibility



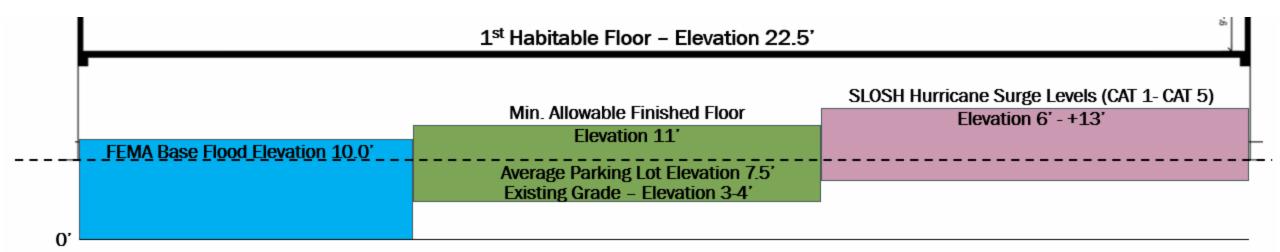
Bill Morris, PE Civil Engineer Morris-Depew Associates, Inc.



FEMA Flood Insurance Rate Map



Structure Flood Resiliency Design



Impede Storm Surge Migration Inland



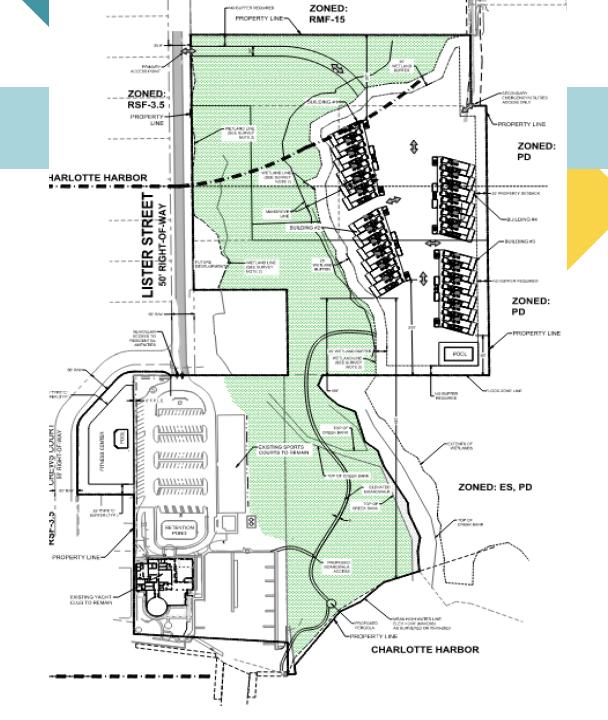


Paul Owen, MS, PWS Ecologist Owen Environmental Consulting, LLC



Environmental Benefits

- ✓ Minimal impacts to wetlands due to Lister St. access
- ✓ All other wetlands and mangroves PRESERVED & ENHANCED
- ✓ Impacted wetlands are LOW quality, infested with exotics
- ✓ Long-term protection ensured with Native Habitat Management Plan



Michael Haymans, Esq. Project Attorney Michael P. Haymans Attorney At Law, P.A.



Conclusions

- ✓ Density *REDUCED* significantly
- ✓ Provides environmental enhancements & preservation
- ✓ Resilient site design that ensures protection from storm events
- ✓ Enhanced compatibility with surrounding development pattern
- ✓ Utilizes County's effective Transfer of Density planning tool
- ✓ Ensures the preservation of recreational waterfronts
- ✓ In agreement with staff PD conditions

Questions?