

January 28, 2026

Dear OHP Neighbors,

We recently learned and want to ensure that everyone is aware that the former Firmenich property (located near SR 590 and McMullen Booth Rd.) is intended to be developed for Affordable Housing and Mixed-Use Residential purposes. The City of Safety Harbor Community Development Director confirmed that a Pre-submittal Application form was received from KolterMultiFamily, a Florida developer, on December 25, 2025.

This property has been idle for many years, and a lot has changed since the last time we were confronted by a pending buildout that would have impacted Old Harbor Place. The bullets below are a summary of what has happened.

- Seven parcels of land comprising approximately 34 acres were purchased by an LLC owned by Dr. Kiran Patel on September 20, 2018. Dr. Patel is well known in Tampa area as a cardiologist, businessman and philanthropist.
- The State of Florida passed legislation known as the Live Local Act on March 29, 2023. You can find it in FL Statutes Ch. 166, Sec. 04151. The legislation made broad and sweeping changes that were designed to increase affordable housing opportunities so that residents can live within the communities where they serve. The portions of the law that affect us are:
 - It requires that local governments must approve multifamily and mixed-use residential projects in areas zoned for commercial, industrial, or mixed-use, if the project has at least 40% of residential units as affordable housing for at least 30 years. At least 65% of total square ft. must be residential for mixed-use projects.
 - It requires local governments to follow streamlined approval procedures for affordable housing projects.
 - Local zoning rules for land use, density, building height and floor area ratios are preempted by criteria outlined in Florida Statutes.
 - Rezoning, comprehensive plan amendment, special exceptions, variances, or other public hearing approvals are not required if related to use, density, height or floor area ratios.

- Building Applications must be administratively approved if they satisfy the local requirements, like traffic, water, sewer and stormwater capacity. This effectively eliminates the need for public input.
- The City of Safety Harbor adopted resolutions and ordinances between 2023 and 2025 to conform with the Live Local Act. You can find links to these resolutions on the City's website at <https://www.cityofsafetyharbor.com/49/Community-Development>.
- Be advised that the city's procedures only provide public notice at 3 points during the application process:
 - When a formal Site Plan Application is received
 - When the Technical Review of the plan is completed
 - When the City Manager has approved or denied the application

While the legislative changes on the state and local levels as well as public sentiment are way more complex than the details outlined here, we wanted to point out that the state has mandated swift approval procedures, limited public notice, and mandatory approval if everything meets requirements. We will, however, voice our concerns regarding privacy, noise, lighting, flooding, risk to our conservation area, SWFWMD restrictions, traffic congestion, trespassing and any other issues received from all of you who are experts and knowledgeable in various disciplines.

Attached is a copy of the draft site plan for the acreage that was included in the pre-submittal application. We will continue to keep you informed, hold neighborhood meetings as necessary, and listen to your concerns. Please be sure to go on the Sentry Management Homeowner Portal and sign up for email blasts so that you can get these updates right to your inbox.

John Lucius

OHP BOD President

Send any thoughts and comments to our Community Manager who will forward them:

Michael Uzzi
727-799-8982 x 53031
muzzi@sentrymgt.com
www.sentrymgt.com

