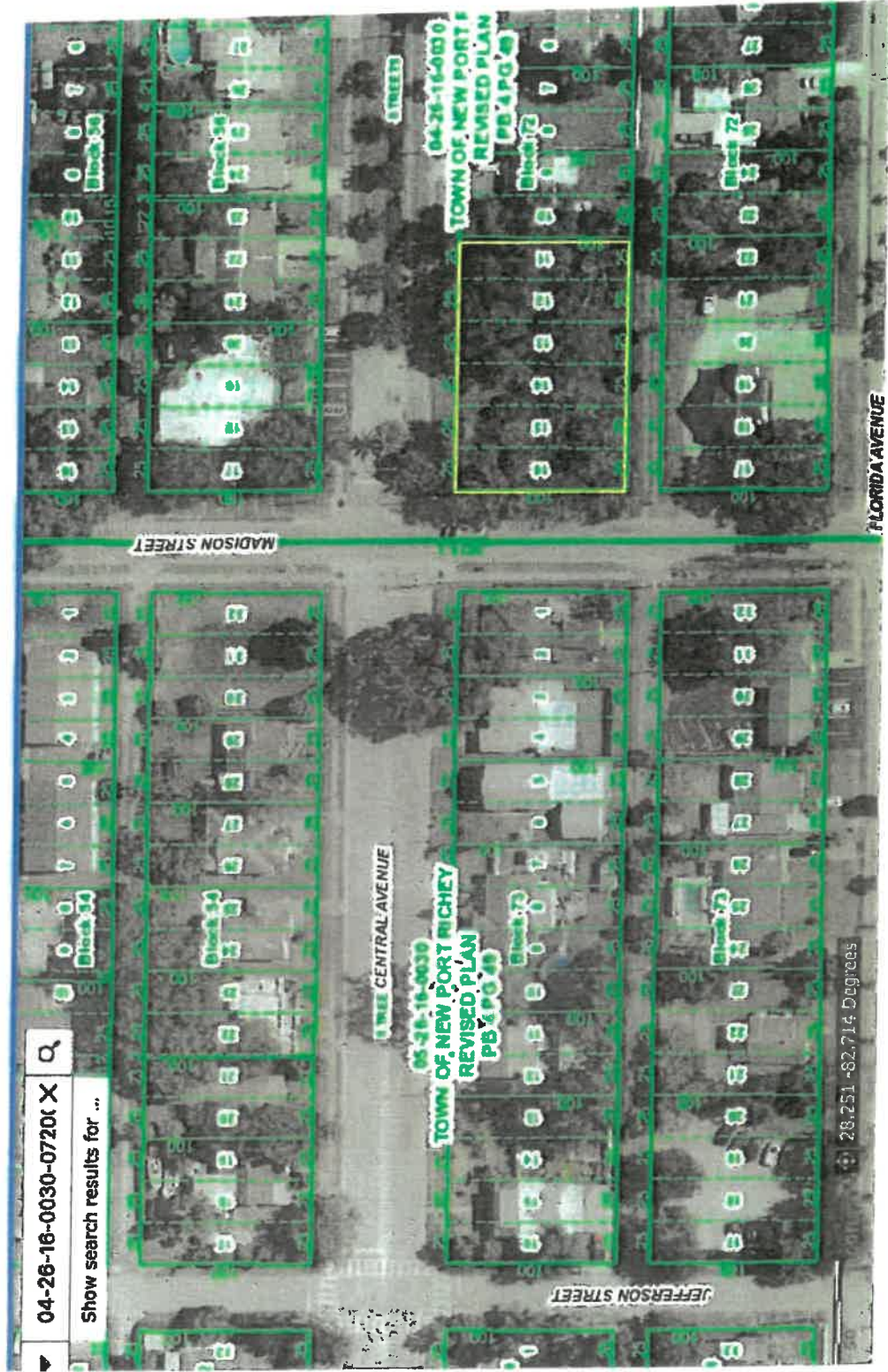


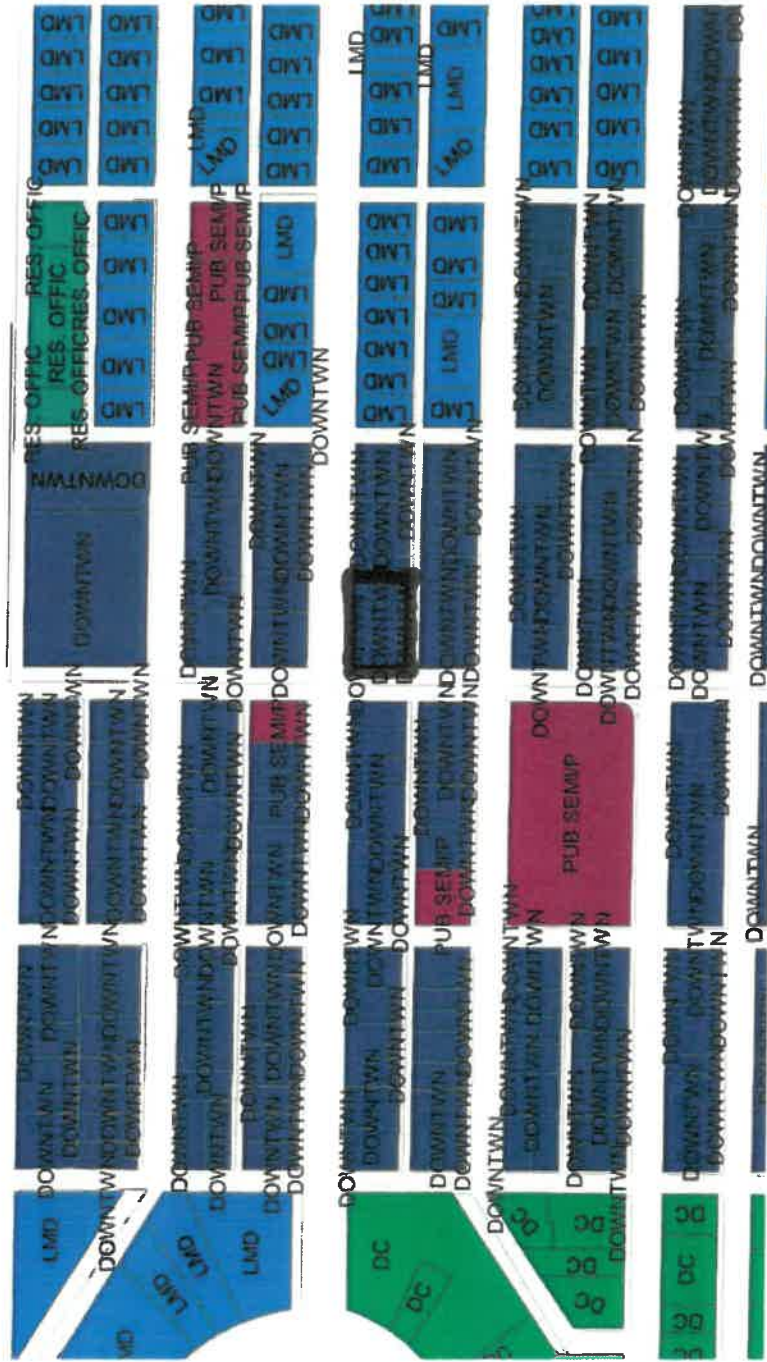
ATTACHMENT A

AERIAL PHOTOGRAPH FOR 6414 MADISON STREET



ATTACHMENT B

FUTURE LAND USE MAP FOR 6414 MADISON STREET



ATTACHMENT C

FUTURE LAND USE ELEMENT TABLE FLU 1.3.3

Table FLU 1.1.3 Future Land Use Map Categories New Port Richey 2020 Comprehensive Plan				
FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Mixed Use Categories				
Downtown (D)	<ul style="list-style-type: none"> ▪ To encourage and maintain the redevelopment of Downtown as the financial, commercial, governmental, cultural and recreational center of West Pasco through continued enhancement to its multi-modal accessibility, appearance, historic resources, utilization and facilities. ▪ Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> ▪ Residential ▪ Transient Accommodation ▪ Office ▪ Retail ▪ Public/Semi-Public ▪ Recreation/Open Space 	<ul style="list-style-type: none"> ▪ Residential Equivalent¹ ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Residential: A range from 5.0-15.0 dwelling units per acre ▪ Intensity: A range from 0.0-2.0 FAR. ▪ Residential Equivalent: Maximum of 2.0 beds per residential density per acre. ▪ Sites greater than 1.0 acre shall be required to incorporate a residential component. ▪ Residential developments shall include ground floor retail uses.

ATTACHMENT C

FUTURE LAND USE ELEMENT TABLE FLU 1.3.3

<p>Downtown Core (DC)</p>	<p>In addition to those purposes identified for the Downtown future land use category, the purpose of the Downtown Core category is to:</p> <ul style="list-style-type: none"> ▪ Encourage the best use of the premium location and to strengthen the city's core. ▪ Provide for a critical mass of residential and non-residential uses that support a resilient and sustainable urban center. ▪ Provide for a functional mix of downtown-appropriate development that offers a high-quality public realm with interesting places to live, work, and socialize. 	<ul style="list-style-type: none"> ▪ Residential ▪ Transient Accommodation ▪ Retail ▪ Service ▪ Office 	<ul style="list-style-type: none"> ▪ Public/Semi-Public ▪ Recreation/Open Space ▪ Residential Equivalent¹ ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Residential: 10 – 30.0 dwelling units per acre. ▪ Intensity: 0.0 – 2.0 FAR. ▪ Residential Equivalent: Maximum of 2.0 beds per residential density per acre. ▪ Sites greater than 1.0 acre are required to incorporate a residential component. ▪ Ground floor retail uses are encouraged. ▪ Sites located within the Coastal High Hazard Area may not include a residential component that is greater in density than allowed by the site's former land use designation unless development rights for the additional increment of density have been approved through the City's Coastal Transfer of Development Rights program. ▪ Any increase in density exceeding that permitted by a site's existing zoning must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.
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ATTACHMENT C

FUTURE LAND USE ELEMENT TABLE FLU 1.3.3

<p>Highway Commercial (HC)</p>	<ul style="list-style-type: none"> ▪ To designate areas suitable for heavy or intensive commercial uses along US 19. General commercial and office uses are also permitted. ▪ Due to the potential conflict between heavy or intensive commercial activity and residential development, residential uses are discouraged except in appropriate locations and in conjunction with a planned development district zoning. ▪ While permitting intense commercial activity, the land use category also recognizes the importance of protecting abutting development of a less intense nature. 	<ul style="list-style-type: none"> ▪ Heavy Commercial ▪ General Commercial ▪ Office ▪ Transit ▪ Accommodation ▪ Wholesale/distribution and storage/warehouse ▪ Residential (if outside) 	<ul style="list-style-type: none"> ▪ Public/semipublic ▪ Recreation/Open space ▪ Research/development ▪ Small-scale light manufacturing/assembly. ▪ Residential (with exceptions)** ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Maximum floor area ratio: 2.00. ▪ Maximum building height: 75 feet. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Transient Accommodation: Maximum of 25 units per acre. ▪ Residential Use: A range from 0.0-30.0 dwelling units per acre.** ▪ Public/Semi-Public - Maximum of 3.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-public category is required. ▪ Recreation/Open Space: No limitation as to size. ▪ Research/development, small-scale light manufacturing/assembly, storage/warehouse dependent on the relationship between the proposed use and the following: <ul style="list-style-type: none"> - Neighboring uses and the character of the commercial area in which it is to be located; - Noise, solid waste, and air quality emission standards; - Hours of operation; - Traffic generation; and - Parking, loading, storage, and service provisions. - In no case shall such use exceed 1.0 acre without
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ATTACHMENT C
FUTURE LAND USE ELEMENT TABLE FLU 1.3.3

					requiring an amendment to the Industrial Future Land Use Category. **The application of residential uses in the HC category within the CHHA shall be prohibited unless Coastal Rights program density credits have been assigned by the City.
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ATTACHMENT E

R-3 RESIDENTIAL DISTRICT, EXCERPT

7.03.00 - R-3 Residential District

7.03.01 Minimum lot sizes

Minimum lot sizes in the R-3 residential district shall be as follows:

1. Lot area not less than five thousand (5,000) feet;
2. Minimum lot width at front building line fifty (50) lineal feet.

7.03.02 Permitted land uses

Land uses permitted in the R-3, residential district shall be as follows:

1. A detached one-family dwelling of minimum area of nine hundred (900) square feet of living area exclusive of open porches, open breezeways or carports;
2. Detached buildings for accessory uses, including those auxiliary structures customarily incidental with private residences, such as a garage occupying a combined area not exceeding ten (10) percent of the lot area;
3. Urban agriculture (indoor crop production prohibited; on-site wholesale and retail sales prohibited except at garage sales as permitted elsewhere in the LDC and New Port Richey Code of Ordinances);
4. Special exceptions: The following uses may be allowed upon approval for a special exception by the city council in accordance with this code:
 - a. Churches, synagogues, temples or similar places of worship and their accessory uses.
 - b. Bed and breakfast operations as regulated under section 7.23.00 et seq. of this code.

(Ord. No. 2016-2073, § III, 6-21-2016)

ATTACHMENT F

LIVABILITY ELEMENT OBJECTIVE 1.2

GOAL 2: Neighborhood Level Design

Neighborhoods

Objective LIV 2.1

Foster safe, attractive, distinctive neighborhoods, with shopping, schools, parks and other public gathering places in close proximity to residential areas.

Policies

LIV 2.1.1 Plan for the evolution of neighborhoods into socially and economically vital places that provide choice in housing and transportation.

LIV 1.2.2 Promote a mix of housing types, styles and lot sizes within neighborhoods, emphasizing harmonious design and building type.

LIV 2.1.3 In new developments, the front facades of all principal structures should parallel the street. On corner lots, both street facing facades should parallel the intersecting streets.

LIV 2.1.4 Parking, garages, and carports should be accessed from an alley or private access road, where feasible.

LIV 2.1.5 In new developments where an alley or private road does not exist, the width of the living area on the first floor shall exceed the width of the garage or carport and the front façade of the garage should be setback further from the street than the front most wall of the house.

LIV 2.1.6 Create and apply zoning standards for transit-oriented development (TOD) along designated Public Transit Corridors, including consideration of minimum residential density standards.



The basic components of a neighborhood include residential areas, mixed use centers, employment districts and corridors.



This town center has a mix of retail, office and residential uses in walking distance of each other.

ATTACHMENT F

LIVABILITY ELEMENT OBJECTIVE 1.2



Employment districts should be designed to be pedestrian-friendly so that people living nearby can walk to work and those arriving by transit are within an easy walk of entryways.

LIV 2.1.7 Design and arrange new multi-unit residential buildings, including entries and outdoor spaces, so that each unit has a clear relationship to a public street.

LIV 2.1.8 Preserve and enhance the public gathering spaces within walking distance of all neighborhoods.

LIV 2.1.9 Treat residential streets as both public ways and neighborhood amenities by providing continuous sidewalks on both sides of the street, street trees, benches, and other pedestrian amenities, when feasible.

LIV 2.1.10 Allow accessory dwelling units as a permitted use in all residential land use categories in accordance with the density limitations in this Plan.

LIV 2.1.11 Strengthen the identity of important neighborhood gateways, including the entrances to the City along US

19 and to neighborhoods, with special landscaping, public art, civic space, and/or public buildings.



Community identity is strengthened when the entrances to the City are clear and memorable. This pedestrian gateway links a mixed use center and adjacent residential areas.



Neighborhoods are connected by corridors to other parts of the City and region.

ATTACHMENT F

LIVABILITY ELEMENT OBJECTIVE 1.2



Principles of good design should not necessarily translate into higher housing costs. This photograph shows an affordable housing development with high quality design.



Green spaces help make safer and more sociable communities through greater contact and interaction and assist with the regeneration of run-down areas.

ATTACHMENT G

LIVABILITY ELEMENT OBJECTIVE 2.3

Employment Districts

Objective LIV 2.3

Create high quality employment districts that convey a distinctive character and contribute to the character of surrounding neighborhoods and the City as a whole.

Policies

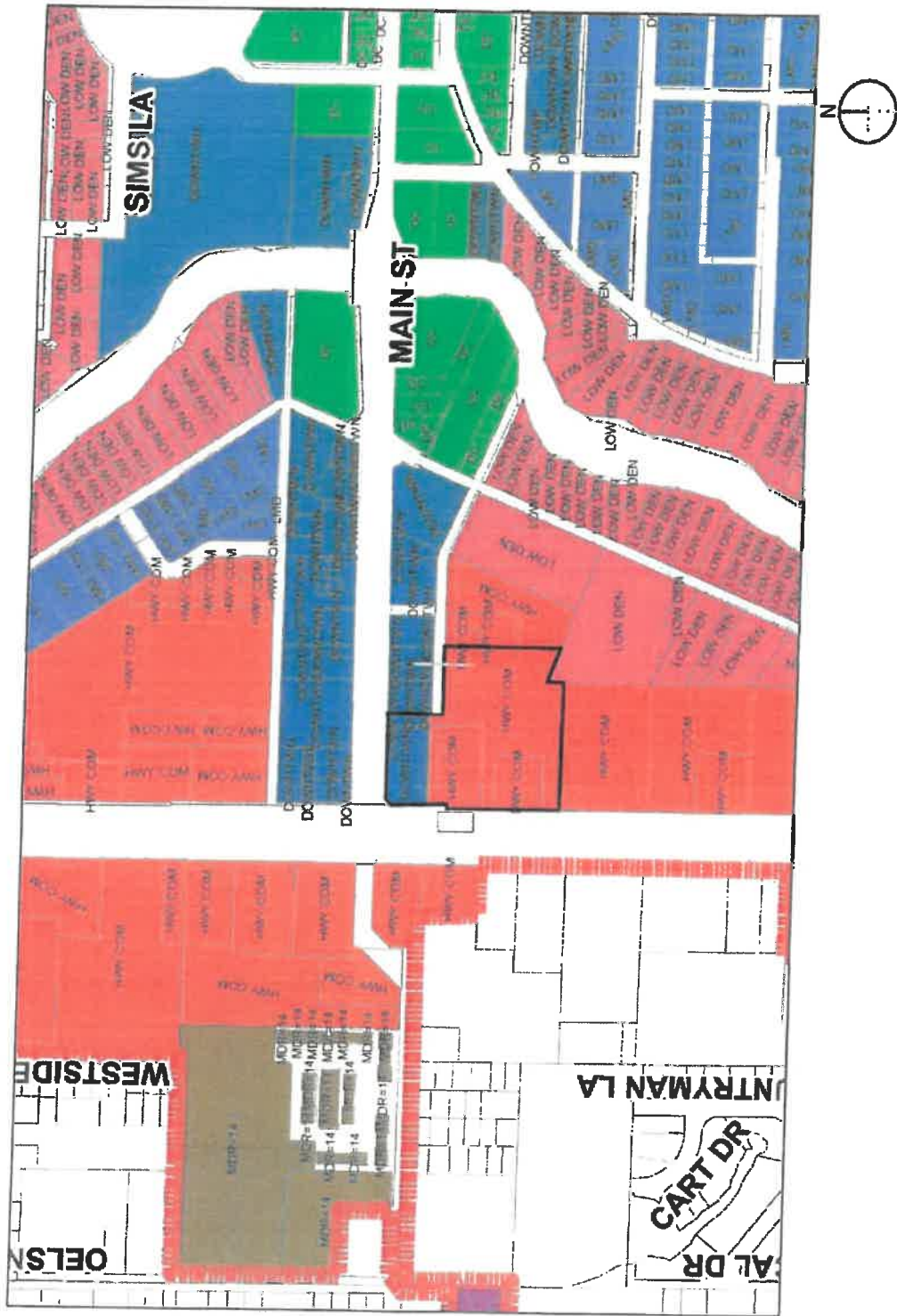
- LIV 2.3.1 Encourage Employment Districts to develop in a way that encourages transit, pedestrian and bicycle travel and reduces the number of auto trips for daily errands.
- LIV 2.3.2 Encourage housing development in proximity to Employment Districts that is consistent with a vibrant business environment.
- LIV 2.3.2 The frontage along Madison Street between Main Street and Massachusetts Avenue should be designed to strengthen the connection between the North Bay Hospital Employment District and Downtown.
- LIV 2.3.4 Develop the North Bay Hospital Employment District in a manner that recognizes the citywide goal of compact, pedestrian-oriented development as well as the functional needs of the hospital.
- LIV 2.3.5 Work with North Bay Hospital to prepare an area plan for area surrounding the hospitals. An area plan for should address building locations, floor area ratios, height limits, parking and open space requirements, and describe improvements to the streetscape and circulation pattern that will improve pedestrian, bicycle, transit, and auto connections.
- LIV 2.3.6 Undertake a Community Design Workshop for the Community Hospital area.

ATTACHMENT H
AERIAL PHOTOGRAPH S/E/C OF MAIN STREET & US HIGHWAY 19



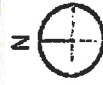
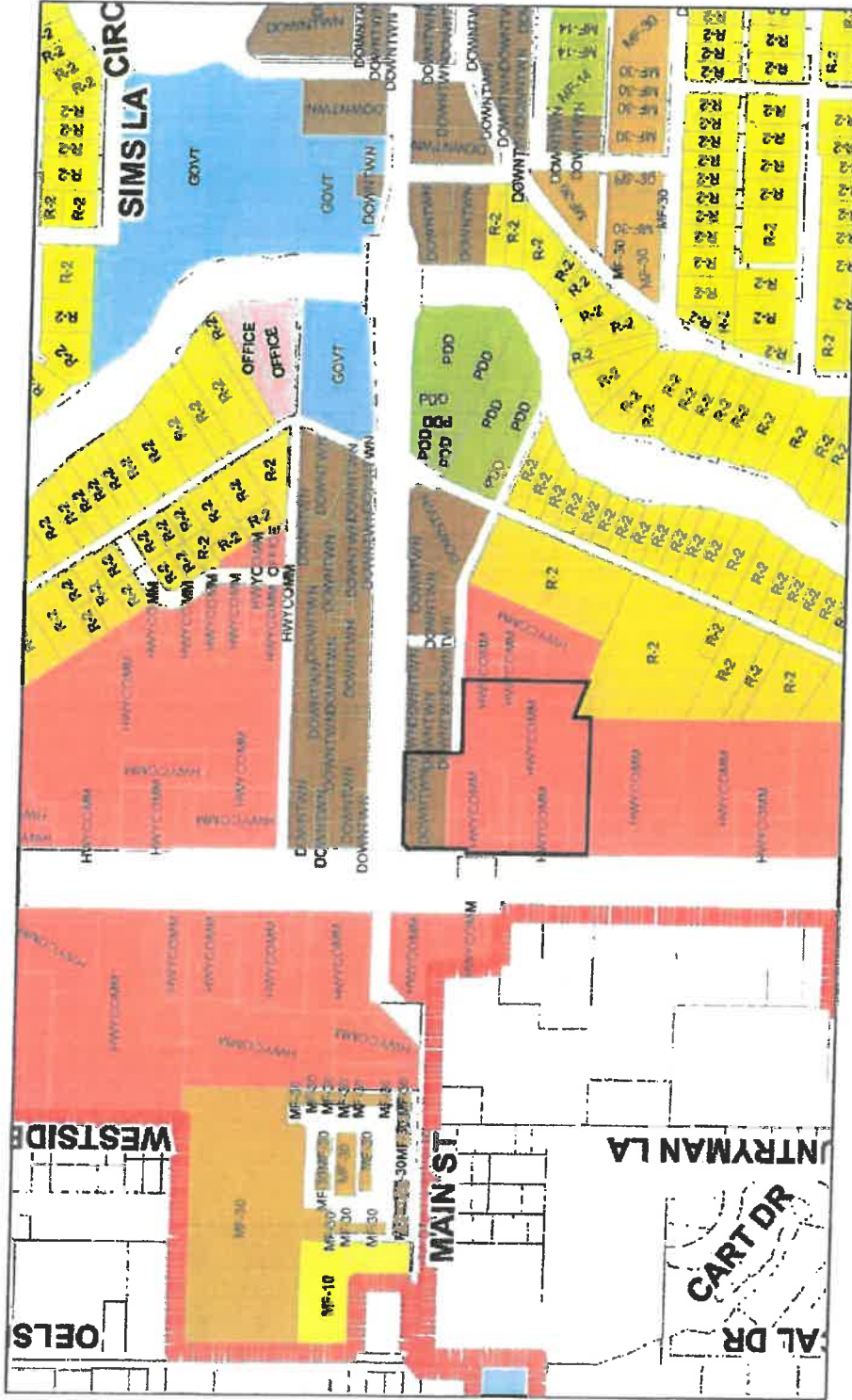
ATTACHMENT J

FUTURE LAND USE MAP FOR SEC OF MAIN STREET & US HIGHWAY 19



ATTACHMENT K

ZONING DISTRICT MAP FOR SEC OF MAIN STREET & US HIGHWAY 19



ATTACHMENT L
PROPOSED ORDINANCE AMENDING FLUE TABLE FLU 1.3.3

ORDINANCE NO. 2020-2184

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA AMENDING THE 2030 COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT (FLUE); AMENDING TABLE FLU 1.1.3., FUTURE LAND USE CATEGORIES AND REVISING THE DOWNTOWN, DOWNTOWN CORE, AND HIGHWAY COMMERCIAL CATEGORIES BY MODIFYING PRIMARY AND SECONDARY USES, INCREASING GROSS DENSITY THROUGH THE CONVERSION OF FLOOR AREA RATIO AND THE TRANSFER OF DEVELOPMENT RIGHTS, CREATING AN EXCEPTION FOR PUBLIC/SEMI-PUBLIC USES, AND MAKING EDITORIAL CORRECTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Planning Act empowers and mandates the City to prepare, adopt and amend a comprehensive plan for the City's future growth and development; and

WHEREAS, in the exercise of its authority, the City Council has determined that in order to encourage the most appropriate use of land, water and resources consistent with the public interest and to deal effectively with future issues that may result from use and development of land within the City, it is necessary to amend the City's 2030 Comprehensive Plan; and

WHEREAS, in order to develop a vibrant downtown and downtown core, it is necessary to allow greater residential densities; and

WHEREAS, this Ordinance amends Table FLU 1.1.3., Future Land Use Categories and revises the Downtown, Downtown Core and Highway Commercial categories by modifying primary and secondary uses, increasing gross density through the conversion of floor area ratio to density and Transfer of Development Rights, providing an exception for public/semi-public uses, and making editorial corrections; and

WHEREAS, at the duly noticed Land Development Review Board (LDRB) regular public hearing held on February 20th, 2020, the LDRB sitting as the Local Planning Agency considered the Development Department staff report and recommendation and all competent substantial evidence presented at the hearing, and forwarded the record to the City Council with a recommendation the Ordinance be approved and transmitted to the state planning agency; and

WHEREAS, at the duly noticed City Council regular public hearing held on March 3rd, 2020, the City Council on first reading considered the Development Department and LDRB staff report and recommendations and all competent substantial evidence

ATTACHMENT L
PROPOSED ORDINANCE AMENDING FLUE TABLE FLU 1.3.3

presented at the hearing, and forwarded the Ordinance and back-up materials to the state planning agency pursuant to Florida Statutes Sections 163.3184(3) and (5); and

WHEREAS, subsequent to receipt of the state planning agency's Objections, Recommendations and Comments (ORC) Report and any comments received from designated entities, a second duly noticed City Council public hearing will be held to consider the Ordinance.

NOW, THEREFORE, THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:

Section 1. The 2030 Comprehensive Plan, Future Land Use Element, Table FLU 1.1.3 is amended as set forth in Exhibit A.

Section 2. Conflicts. All Ordinance or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability. If any section, subsection, sentence, clause, provision or other part of this Ordinance is held invalid for any reason, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

Section 4. Effective date. The effective of this Comprehensive Plan amendment, if the amendment is not timely challenged, shall be the date the Florida Department of Economic Opportunity posts a Notice of Intent determining that this amendment is in compliance. If timely challenged, or if the state planning agency issues a Notice of Intent determining this amendment is not in compliance, this amendment shall become effective on the date the state planning agency or Administrative Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administrative Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 3rd day of March, 2020 and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this _____ day of _____, 2020.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, CMC, City Clerk

Rob Marlowe, Mayor – Councilmember

ATTACHMENT L
PROPOSED ORDINANCE AMENDING FLUE TABLE FLU 1.3.3

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Tim Driscoll, City Attorney

ATTACHMENT L

PROPOSED ORDINANCE AMENDING FLUE TABLE FLU 1.3.3

ORDINANCE No. 2020-2184

EXHIBIT A

Table FLU 1.1.3 Future Land Use Map Categories New Port Richey 2020 2030 Comprehensive Plan				
FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Mixed Use Categories				
Downtown (D)	<ul style="list-style-type: none"> • To encourage and maintain the redevelopment of Downtown as the financial, commercial, governmental, cultural and recreation center of West Pasco through continued enhancement to its multi-modal accessibility, appearance, historic resources, utilization and facilities. • Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> • Residential • Transient <u>Public Accommodation</u> • Office • Retail • Public/Semi-Public • Recreation/Open Space • <u>Parking lots and structures</u> 	<ul style="list-style-type: none"> • Residential Equivalent⁴ • Urban Agriculture⁴ 	<ul style="list-style-type: none"> • Residential: A range from 5.0-15.0 dwelling units per acre <u>without FAR conversion or TDR. Up to 24.0 dwelling units per acre allowed by converting 0.1 FAR to 0.75 DU per acre provided a minimum 0.1 FAR on the ground floor is established. Up to 25 du/ac with FAR conversion plus TDR.</u> • Intensity: A range from 0.0-2.0 FAR. • Residential Equivalent: Maximum of 2.0 beds per residential density per acre. • <u>Except for Public/Semi-public uses, sites sites</u> greater than 1.0 acre shall be required to incorporate a residential component. • Residential developments shall include ground floor retail <u>commercial</u> uses.
Downtown Core (DC)	<ul style="list-style-type: none"> • In addition to those purposes identified for the Downtown future land use category, the purpose of the Downtown Core category is to: • Encourage the best use of the premium location and to strengthen the city's core. • Provide for a critical mass of residential and non-residential uses that support a resilient and 	<ul style="list-style-type: none"> • Residential • Transient <u>Public Accommodation</u> • Retail • Service • Office • <u>Parking lots and structures</u> 	<ul style="list-style-type: none"> • Public/Semi-Public • Recreation/Open Space • Residential Equivalent • Urban Agriculture⁴ 	<ul style="list-style-type: none"> • Residential: <u>A range from 10-30.0 dwelling units per acre without conversion or TDR. Up to 40 dwelling units per acre allowed by converting 0.1 FAR to 1 DU per acre provide the ground floor is occupied by non-residential uses. Up to 50 du/ac with FAR conversion plus TDR.</u> • Intensity: A range from 0.0-2.0 FAR • Residential Equivalent: Maximum of 2.0

ATTACHMENT L

PROPOSED ORDINANCE AMENDING FLUE TABLE FLU 1.3.3

ORDINANCE No. 2020-2184

EXHIBIT A

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 2030 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
	<p>sustainable urban center.</p> <ul style="list-style-type: none"> Provide a functional mix of downtown-appropriate development that offers a high-quality public realm with interesting places to live, work, and socialize. 			<p>beds per residential density per acre.</p> <ul style="list-style-type: none"> Sites greater than 1.0 acre are required to incorporate a residential component. Ground floor retail uses are encouraged Sites located within the Coastal High Hazard Area may not include a residential component that is greater in density than allowed by the site's former land use designation unless development rights for the additional increment of density have been approved through the City's Coastal Transfer of Development Rights Program. Any increase in density exceeding that permitted by a site's existing zoning must be based, in part, upon a finding that the proposed change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.
<p>Highway Commercial (HC)</p>	<ul style="list-style-type: none"> To designate areas suitable for heavy or intensive commercial uses along US 19. General commercial and office uses are also permitted. Due to the potential conflict between heavy or intensive commercial activity and residential development, residential uses are discouraged except in appropriate locations and in conjunction with a planned development district zoning <u>overlay</u>. While permitting intense commercial 	<ul style="list-style-type: none"> Heavy Commercial General Commercial Office Transient <u>Public Accommodation</u> Wholesale/distribution <u>and storage/warehouse</u> Residential (if outside) Public/semi-public 	<ul style="list-style-type: none"> Public/semi-public Recreation/Open Space Research/development Small-scale light manufacturing/assembly Residential (with exceptions) ** Urban 	<ul style="list-style-type: none"> Maximum floor area ratio: 2.00. Maximum building height: 75 feet. Residential Equivalent: Maximum of 3.0 beds per residential density per acre. Transient Accommodation: Maximum of 25 units per acre Residential use: A range from 0.0 – 30.0 dwelling units per acre. ** Public/semi-public: Maximum of 3.0 acres; otherwise a Future Land Use Map amendment to the Public/semi-public category is required.

ATTACHMENT L

PROPOSED ORDINANCE AMENDING FLUE TABLE FLU 1.3.3

ORDINANCE No. 2020-2184

EXHIBIT A

Table FLU 1.1.3 Future Land Use Map Categories New Port Richey 2020 2030 Comprehensive Plan				
FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
	activity, the land use category also recognizes the importance of protecting abutting development of a less intense nature.	<ul style="list-style-type: none"> • <u>Parking lots and structures</u> 	Agriculture ⁴	<ul style="list-style-type: none"> • Recreation and Open Space: No limitation as to size. • Research/development, small-scale light manufacturing/assembly, storage/warehouse dependent on the relationship between the proposed use and the following: <ul style="list-style-type: none"> - Neighboring uses and the character of the commercial area in which it is to be located - Noise, solid waste, and air quality emission standards; - Hours <u>and days</u> of operation; - Traffic generation; and - Parking, loading, storage, and service provisions - In no case shall such use exceed 1.0 acre without requiring an amendment to the Industrial Future Land Use Category. <p>** The application of residential uses in the HC category within the CHHA shall be prohibited unless Coastal Transfer of Development Rights program density credits have been assigned by the City.</p>

ATTACHMENT M

PASCO COUNTY LETTER



February 19, 2020

Mr. Earl Hahn
Development Department Director
City of New Port Richey
5919 Main Street
New Port Richey, FL 34652

RE: Agenda Request No. IX.B (Attachment L)

Dear Earl:

The Pasco County Planning and Development Department has reviewed the two proposed ordinances on the February 20, 2020 Land Development Review Board agenda. The following comments are offered:

Agenda Request No. IX. B 2/20/20. Land Development Review Board

The *Harbors West Market Area Redevelopment/Infill Plan* supports the proposed ordinance via the following relevant Vision, and Strategies:

Vision:

- Create gateways to the cities
- Create vibrant downtowns

Strategies:

- Partner with the City of New Port Richey, Greater New Port Richey Main Street, City of Port Richey and relevant organizations to create viable downtowns, waterfront parks and gateways to the two cities.
- Help reinforce and revitalize the historic district of New Port Richey by introducing a healthy mix of downtown uses, and the redevelopment of historic buildings. Convert Main Street into a desirable destination for the local communities.
- Partner with the cities to retrofit and infill surplus retail strip along U.S. 19 as a pedestrian friendly, compact and mixed-use center.

The proposed ordinance includes an incentive that allows conversion of the FAR to higher residential densities will improve the mix of downtown uses by allowing a university or college, improves the Main Street gateway, allows for increased residential densities and mixed use development. Regarding the proposed conceptual site development plan for Kaiser University, please consider brining the building edge up to the intersection of US 19 and Main Street, with the parking to the rear so as to create an urban edge. The building could be set back enough to provide for a gateway landscape feature. Via the elimination of parking directly on US 19 and Main Street, you may create more of a downtown urban form.

Agenda Request No. X.A. 2/20/20. Land Development Review Board

Parcel ID 33-25-16-015A-00000-0240

The subject parcel is located to the south of Pine Hill Road and south of unincorporated Pasco County. The subject parcel is located within 120 feet west of unincorporated Pasco County parcels that possess and I-H (Industrial Heavy) Future Land

PLANNING AND DEVELOPMENT DEPARTMENT | LONG RANGE PLANNING DIVISION

727.847.8140 | West Pasco Government Center | 8731 Citizens Drive, Suite 360 | New Port Richey, FL 34654

ATTACHMENT M

PASCO COUNTY LETTER

Letter – Mr. Earl Hahn
February 19, 2020

Use classification and I-2 (Heavy Industrial Park) zoning district. The unincorporated Pasco County parcel to the north possesses a FLU of Industrial-Light (IL) and a zoning classification of AC (Agricultural). The subject property is not located within a Wellhead Protection Area, wetland or ecological planning unit area. The parcel is located within a 0.2 percent annual flood hazard zone. The property is at risk for potential flooding. There is a subsidence parcel located approximately 110 feet to the west of the subject parcel.

Thank you for the opportunity to comment on the above referenced Comprehensive Plan Amendment and rezoning ordinances.

Sincerely,



Mary Helen Duke, AICP MCRP
Sr. Planner – Project Management