

**Aqua Reserve**  
**Small-Scale Comprehensive Plan Land Use Amendment**  
**Justification Statement**  
**Comprehensive Plan Review and Analysis of Indicators of Urban Sprawl**

1. Overview

This is a request for a Comprehensive Plan land use amendment from RES-24 (County) to HDR-24 (City) on approximately 18.9 acres located on the north and south sides of Sea Forest Drive, west of Elisabethan Lane. A companion annexation petition, and a rezoning amendment from MF-2 (County) to RPD (City), are being submitted to allow for the development of a maximum of 32 Townhomes (South Parcel) and 50 Apartments (North Parcel).

2. Comprehensive Plan Review

The property is well suited for the proposed development of 32 townhomes and 50 apartments since it already has a County land use designation of RES-24 and zoning district of MF-2 which allow for high density residential development. Currently, the property can be developed within the County as a matter of right, provided all applicable land development code requirements are met, at a maximum density of 18 dwelling units per acre. The proposed City land use designation of HDR-24 has the same maximum density as the existing County land use designation. The property is located on Sea Forest Drive, an existing County collector roadway. Central water and sewer are available from FGUA. The schools that this property are zoned for are all under capacity.

The proposed Annexation and Comprehensive Plan Amendment will play a role in meeting the City's need for developable land and are consistent with the following policies in the City's Comprehensive Plan.

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***Future Land Use Element***

*March 21, 2016*

redevelopment. In the following, alternative sources of land to accommodate future demand for urban development are discussed.

*Infill Parcels*

Infill parcels are typically small, vacant parcels scattered throughout the community. These parcels may be a platted lot within an established residential area or a remnant parcel on the edge of a neighborhood or within a commercial district. Site constraints may exist that caused these lots to be less desirable for development than surrounding properties.

*Annexation Lands*

The annexation of unincorporated lands into the City will continue to play a role in meeting the City's need for developable land.

## **Annexation**

### **Objective FLU 1.14**

Expand the City's tax base through annexation of contiguous, compact, unincorporated real property.

### **Policies**

- FLU 1.14.1 Pursuant to Chapter 171, FS, the City shall consider annexing property contiguous with the boundaries of the municipality only when the following can be ensured:
- a. The character of the community will not be adversely affected;
  - b. Sound urban development and accommodation to growth; and
  - c. Efficient provision of urban and municipal services.

The property is proximate to the US 19 transit corridor and is served by local bus service. The property is proximate to the downtown employment district. Additionally, water, sewer, school and transportation infrastructure already exist. The Comprehensive Plan Amendment is consistent with the following locational criteria in the City's Comprehensive Plan.

#### Locations for Future Development

The FLUM can adequately provide for the City's projected residential development needs. It is anticipated that the medium to high density residential and mixed use land use categories will accommodate most of this need. The need to modify the FLUM in conjunction with future development proposals may be indicated to meet the objectives of the Comprehensive Plan. FLUM amendment proposals involving density increases should consider the following locational criteria for higher density residential land uses, as well as compatibility with neighborhood character:

- Proximity to Centers
- Proximity to Employment Districts
- Proximity to Public Transit Corridors
- Availability of Infrastructure

The proposed Comprehensive Plan Amendment does not increase the existing maximum gross density within the Coastal High Hazard Area and is consistent with the following Objective and Policies in the City's Comprehensive Plan.

### **Coastal High Hazard Area**

#### **Objective FLU 3.1**

Coordinate population densities in the Coastal High Hazard Area with the Pasco County Hurricane Evacuation Plan.

#### **Policies**

- FLU 3.1.1 The City shall judiciously expend public dollars in the Coastal High Hazard Areas for the maintenance and improvement of its infrastructure system.
- FLU 3.1.2 The City shall direct population concentrations away from the Coastal High Hazard Area.
- FLU 3.1.3 Hurricane clearance times in the City shall be maintained or reduced.
- FLU 3.1.4 The risk of exposure of human life and public and private property to natural disasters shall be reduced through preparedness planning and implementation of hazard mitigation measures.
- FLU 3.1.5 The maximum gross density of the Coastal High Hazard Area, as established by the adopted Future Land Use Map, shall not be increased.

### **3. Analysis of Indicators of Urban Sprawl**

Primary indicators. The 13 primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. An analysis of whether the proposed FLUM amendment discourages urban sprawl is addressed below.

- a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. *The proposed Comprehensive Plan Amendment is for high density residential.*
- b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. *The subject property is not located in a rural area. The property is suitable for development as set forth above.*
- c. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. *The subject property is contiguous with the City and meets the statutory criteria for annexation.*
- d. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and

other significant natural systems. *All land development regulations for the protection and conservation of natural resources and systems will be complied with.*

- e. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. *There are no adjacent agricultural areas or activities.*
- f. Fails to maximize use of existing public facilities and services. *The proposed development maximizes the use of existing public facilities and services.*
- g. Fails to maximize use of future public facilities and services. *The proposed development will maximize the use of future public facilities and services.*
- h. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. *The proposed development will maximize the use of public facilities and services and will not increase the cost in time, money, and energy of providing and maintaining facilities and services.*
- i. Fails to provide a clear separation between rural and urban uses. *The subject property is not within or near a rural area.*
- j. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. *The subject property is infill development.*
- k. Fails to encourage a functional mix of uses. *The subject property is infill development and is too small for a mix of uses.*
- l. Results in poor accessibility among linked or related land uses. *The property is accessible for an existing collector roadway network and transit.*
- m. Results in the loss of significant amounts of functional open space. *The proposed development will not result in the loss of functional open space.*

Secondary indicators. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following eight factors.

- a. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. *The proposed development will not have an adverse impact on and will protect natural resources and ecosystems in accordance with all applicable land development regulations.*
- b. Promotes the efficient and cost-effective provision or extension of public infrastructure and services. *The property is located on an existing collector roadway where public water and sewer infrastructure is available. The schools that the property are zoned for are all under capacity.*
- c. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available. *There is an existing sidewalk on the south side of Sea Forest Drive and two existing bus stops in close proximity to the proposed development. The existing future land use designation and zoning district (County) are for high density residential.*
- d. Promotes conservation of water and energy. *The project will comply with all applicable land development regulations and state statutes to conserve water and energy.*

- e. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. *The subject property is not located in an agricultural area.*
- f. Preserves open space and natural lands and provides for public open space and recreation needs. *The subject property is proximate to three public parks.*
- g. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. *This development is infill development in a residential area. The nonresidential needs of the area are located along the US 19 corridor and within the downtown area.*
- h. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164. *There is no existing or planned development pattern in the vicinity that constitutes sprawl.*