

**Aqua Reserve  
Comprehensive Plan Land Use Amendment  
Justification Statement  
Natural Resources/Features**

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. Natural Resources/Features of Subject Property

Per Pasco Mapper, a portion of the property contains the potential for 7+ species habitat and the remainder contains no significant habit. There are no known historical or archeological sites located on the subject property.

The property is located in FEMA flood zone AE. City of New Port Richey Land Development Code requirements will apply to ensure suitability and continued natural functioning of flood plains.

Per Pasco Mapper, the soil type for the property is Aripeka fine sand. A topography map showing 1ft contours have been submitted.

A preliminary environmental assessment was conducted for the property as follows:

GROSS SITE ACREAGE (NORTH PARCEL) (TRACT 40-A) :	3.95 AC. (171,891 sf)
LESS WETLANDS:	2.02 AC. (87,816 sf)
NET ACREAGE:	1.93 AC. (84,075 sf)
GROSS SITE ACREAGE (SOUTH PARCEL) (TRACT 40-B) :	14.95 AC. (651,152 sf)
LESS WETLANDS:	9.33 AC. (406,352 sf)
NET ACREAGE:	5.62 AC. (244,800 sf)
AGGREGATE GROSS SITE ACREAGE:	18.90 AC. (823,043 sf)
AGGREGATE WETLANDS ACREAGE:	11.35 AC. (494,168 sf)
AGGREGATE NET ACREAGE:	7.55 AC. (328,875 sf)

City of New Port Richey and SWFWMD regulations for wetlands will apply.

