

**Aqua Reserve
Small-Scale Comprehensive Plan Land Use Amendment
Justification Statement
Public Facilities/Services**

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. Public Facilities and Services

Access to the subject site is planned to be provided via a full access driveway connection to Sea Forest Drive, which is a County collector roadway.

There are two, existing bus stops in the vicinity of the property. One at Sea Forest Drive and Elisabethan Lane, and one at Sea Forest Drive and Seagull Drive. There is an existing sidewalk on the south side of Sea Forest Drive.

The property is within the Progress Energy service area for electricity. The property is within Evacuation Zone A.

Public parks in the vicinity include:

Sims Park, located at Grand Boulevard and Bank Street
Robert K. Rees Memorial Park, located at 3503 Green Key Road
Werner-Boyce Salt Springs State Park, located at 8737 US 19

The property is currently zoned for Richey Elementary School (68% Capacity), Gulf Middle School (69% Capacity) and Gulf High School (91% Capacity). School concurrency requirements will apply.

The property is currently within the FGUA service area for water and wastewater. The property is located in the Lower Coastal Watershed. City of New Port Richey Land Development Code and SWFWMD requirements for stormwater will apply.

The property is in FEMA flood zone AE. The City of New Port Richey Land Development Code requirements for floodplains will apply.