



FUTURE LAND USE MAP AMENDMENT

City of New Port Richey
 Planning and Development Department
 City Hall, 5919 Main Street, 1stFloor
 New Port Richey, FL 34652
 Phone (727) 853-1044 * Fax (727) 853-1052

Case #: _____
 Send copy to Pasco County, if w/in 1 mile
 Send to Pasco Schools, if residential

DRC Date: _____
 LDRB Date: _____
 Date Received: _____

- Submit one original signed and notarized application
- Submit original signed and sealed survey
- Submit 1 digital version of application
- Submit application fees: \$1,500 for small-scale LUA; \$2,000 for large-scale LUA
 (Checks made payable to the *City of New Port Richey*)

Property Owner and Representative Information:

| | | |
|---|---|--------|
| Current Property Owner(s): JAE Property Holdings, LLC 07-26-16-0090-00300-0020 Hudson Bay Developers, LLC 07-26-16-0090-00100-0020 | | Phone: |
| Owner Address: 6232 Pasadena Point Boulevard S, Gulfport, Florida 33707 31 Gotthardt Street, Newark, NJ 07105 (Hudson Bay) | | |
| Owner Email Address: | | |
| Owner's Representative(s): Barbara L. Wilhite | Relationship to Owner: Agent of Record | |
| Representative Mailing Address: 6327 Grand Boulevard, New Port Richey, Florida 34652 | | |
| Representative Email Address: Barbara@wilhitelaw.net | Phone: 727-942-0733 | |
| Primary contact: <i>(This is the <u>one</u> person to whom the City will send all communication regarding this application)</i> Barbara L. Wilhite | | |

Property Information:

| | | |
|--|--------------|---|
| Street Address: None | | |
| General Location: Sea Forest Drive, west of Elisabethan Lane | | |
| Size of Site: | Square Feet: | Acres: 3.95 acres (north); 14.95 acres (south) |
| Legal Description of Subject Property: (*An electronic copy of the legal description, in Word format, is required as part of this application submittal) See attached | | |
| Parcel Number(s): 07-26-16-0090-00300-0020 and 07-26-16-0090-00100-0020 | | |

| | |
|--|---|
| <p>Future Land Use Category: RES-24 (County)</p> | <p>Proposed Future Land Use Category: HDR-24 (City)</p> |
| <p>Existing Use: <i>(Include # of residential unit and/or square footage of non-residential uses):</i></p> <p>Vacant</p> | <p>Proposed Use: <i>(Include # of residential units and/or square footage of non-residential uses):</i></p> <p>32 Townhomes (south parcel) 50 Apartments (north parcel)</p> |

How is proposal consistent with the goals, objectives and policies of the Comprehensive Plan?

See attached narrative.

Submittal Information:

(Please address the following information on a separate sheet and attach to this application)

Florida Statutes (FS) Section 163.3177(1)(f) provides “All mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.” Data must be taken from professionally accepted sources.

A. Conformance to FS § 163.3177(6)(a)8. This Section provides that Future Land Use Map amendments shall be based upon an analysis of three factors. The three factors and conformance of the proposed FLUM amendment with each of the three factors is addressed below:

1. An analysis of the availability of facilities and services.
2. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
3. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

B. Conformance to FS § 163.3117(6)(a)9. This section provides the future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. It requires two different types of urban sprawl analysis: primary indicators and urban form factors.

1. 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.
 - 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.

- c. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
 - 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.
 - 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.
 - f. Fails to maximize use of existing public facilities and services.
 - g. Fails to maximize 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.
 - i. Fails to provide a clear separation between rural and urban uses.
 - j. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
 - k. Fails to encourage a functional mix of uses.
 - l. Results in poor accessibility among linked or related land uses.
 - m. Results in the loss of significant amounts of functional open space.
2. 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.
 - b. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - 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.
 - d. Promotes conservation of water and energy.
 - e. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
 - f. 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.
 - g. Promotes conservation of water and energy.
 - h. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
 - i. Preserves open space and natural lands and provides for public open space and recreation needs.
 - j. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
 - k. 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](#).

Consistency with Concurrency: The following calculations shall be used to **determine the projected demand** of the proposed project on the applicable public facility/service. The calculations are listed by facility/service type. (Please fill in blanks.)

| | |
|--|--|
| <p>POTABLE WATER - Adopted level of service (LOS) = 152 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p>Residential:</p> <p><u>Single-family:</u> 152 gal × 2.12 persons/household × <u>32</u> units = <u>10,311.68</u> gal/day/capita (demand)</p> <p><u>Multi-family:</u> 152 gal × 1.90 persons/household × <u>50</u> units = <u>14,440</u> gal/day/capita (demand)</p> | <p>WASTEWATER - Adopted level of service (LOS) = 114 gal/day/capita (nonresidential uses are included in the adopted LOS).</p> <p>Residential:</p> <p><u>Single-family:</u> 114 gal × 2.12 persons/household × <u>32</u> units = <u>7,733.76</u> gal/day/capita (demand)</p> <p><u>Multi-family:</u> 114 gal × 1.90 persons/household × <u>50</u> units = <u>10,830</u> gal/day/capita (demand)</p> |
| <p>Commercial: See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p> | <p>Commercial: See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p> |
| <p>SOLID WASTE - Adopted level of service (LOS) = 6.3 lbs/day/capita (nonresidential uses are included in the adopted LOS).</p> <p>Residential:</p> <p><u>Single-family:</u> 6.3 lbs × 2.12 persons/household × <u>32</u> units = <u>427.39</u> lbs/day/capita (demand)</p> <p><u>Multi-family:</u> 6.3 lbs × 1.90 persons/household × <u>50</u> units = <u>598.50</u> lbs/day/capita (demand)</p> <p>Commercial: See <u>Table I</u> below from the Land Development Code for estimated water/sewage flows.</p> | <p>RECREATION/OPEN SPACE - Refer to the New Port Richey Comprehensive Plan for adopted level of service standards.</p> <p>Single-family: <u>32</u> units × 2.12 persons/household = <u>67.84</u> (population projection)</p> <p>Multi-family: <u>50</u> units × 1.90 persons/household = <u>95</u> (population projection)</p> <p>Sites over five acres in area and zoned MF-30 District shall provide five percent of the total net acreage of the development for recreational purposes. Refer to Section 7.06.07 of the Land Development Code.</p> |
| <p>Stormwater Management. Refer to the Stormwater Management and Erosion Control Policy and Procedures Manual for standards necessary to comply: LOS = 25-year, 24-hour storm event.</p> | |

Transportation. Refer to the New Port Richey Comprehensive Plan for the adopted Level of Service Standards.

Refer to the Land Development Code for the **requirements of a Transportation Study.**

1. Determine the number of trips generated by the proposed project during the **PM PEAK** hour using the most recent edition of the ITE "Trip Generation" report with no adjustments for internal capture or passerby trips. **Include your calculation(s) here:** See attached transportation impact study.
2. If the total number of trips is equal to or greater than 50 trips, then a transportation study shall be prepared. The report shall be signed and/or sealed by either a registered professional engineer or a member of the American Institute of Certified Planners.
 - a. If no study is required, the applicant is required to provide only the existing directional **PM PEAK** hour traffic volumes and level of service for the roadways link to which project driveways connect. This information shall include project traffic.
Provide this information here: See attached transportation impact study.
 - b. The data shall be in conformance with Notes 3a and 3b of "Existing Conditions" contained in the Land Development Code.
3.
 - a. Existing directional **PM PEAK** hour traffic volumes and LOS on all existing collectors/arterials in study area. **Provide information here:** See attached transportation assessment.
 - b. Existing turning movement volumes at the impacted intersection(s) and intersection LOS.

Process:

A pre-application meeting will be held with City Staff to ensure the application is complete. Applications must be submitted on Friday by 10:00 am. Once deemed complete, the application will be scheduled for review by the Development Review Committee (DRC). The DRC will review the application for compliance with codes and regulations. Changes may be suggested and additional reviews by the DRC may be necessary. Following the DRC, the case will be scheduled for review by the Land Development Review Board (LDRB) and City Council.

The hearing process to review this application is considered quasi-judicial and operates much like a court of law. The LDRB and City Council members act in a similar capacity as a judge and must govern themselves in accordance with the basics of due process in making decisions. Contact with any of these members about my application should be avoided. These members have been instructed to avoid all such conversations with applicants or people in opposition to or support of any Land Use Plan Amendment. Decisions will be made based on evidence and testimony that is presented at scheduled public hearings and not on information gathered outside of these hearings.

Attendance at meetings:

The applicant or applicant's representative needs to be present at all meetings including DRC, LDRB and/or City Council. Call Development Department Staff at 727-853-1039 to find out when this case will be scheduled for these meetings.

Submittal Information Authorization to visit the property:

Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as notarized below, hereby authorizes the City representatives to visit, photograph and post a notice on the property described in this application.

AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):

I Kimberly Grama, the owner, and authorized representative of Hudson Bay Developers, LLC, hereby authorize Barbara L. Wilhite to act as my representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project for parcel identification numbers 07-26-16-0090-00100-0020. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Current Property Owner(s): [Signature]

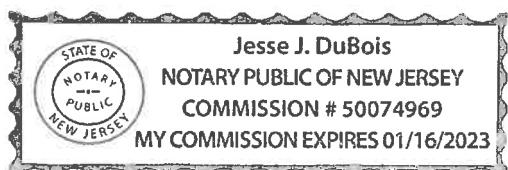
Date: 11/30/2021

STATE OF New Jersey
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of Nov, 2021 by Kimberly Grama as Man of Hudson Bay Developers, LLC, on behalf of the corporation. He/she is personally known to me or has produced Driver's license as identification.

[Signature]
Signature of Notary

Printed Name of Notary
My Commission Expires 01/16/2023



APPLICANT'S AFFIDAVIT:

I Kimberly Grama, the owner or authorized representative of Hudson Bay Developers, LLC have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge. It is also acknowledged that the filing of this application does not constitute automatic approval of the request and, further, if the request is approved, I will obtain all necessary permits to comply with all applicable orders, codes, conditions and rules and regulations pertaining to the use of the subject property. (Applications which are filed by corporations must bear the seal of the corporation over the signature of an officer authorized to act on behalf of corporation.)

Signature of Owner or Authorized Representative: [Signature]

Date: 11/30/2021

STATE OF New Jersey
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of Nov, 2021 by Kimberly Grama as Man of Hudson Bay Developers, LLC, on behalf of the corporation. He/she is personally known to me or has produced Driver's license as identification.

[Signature]
Signature of Notary

Printed Name of Notary
My Commission Expires 01/16/2023

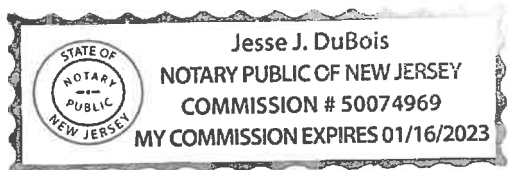


Table I: Estimated Sewage/Water Flows for Commercial Development:

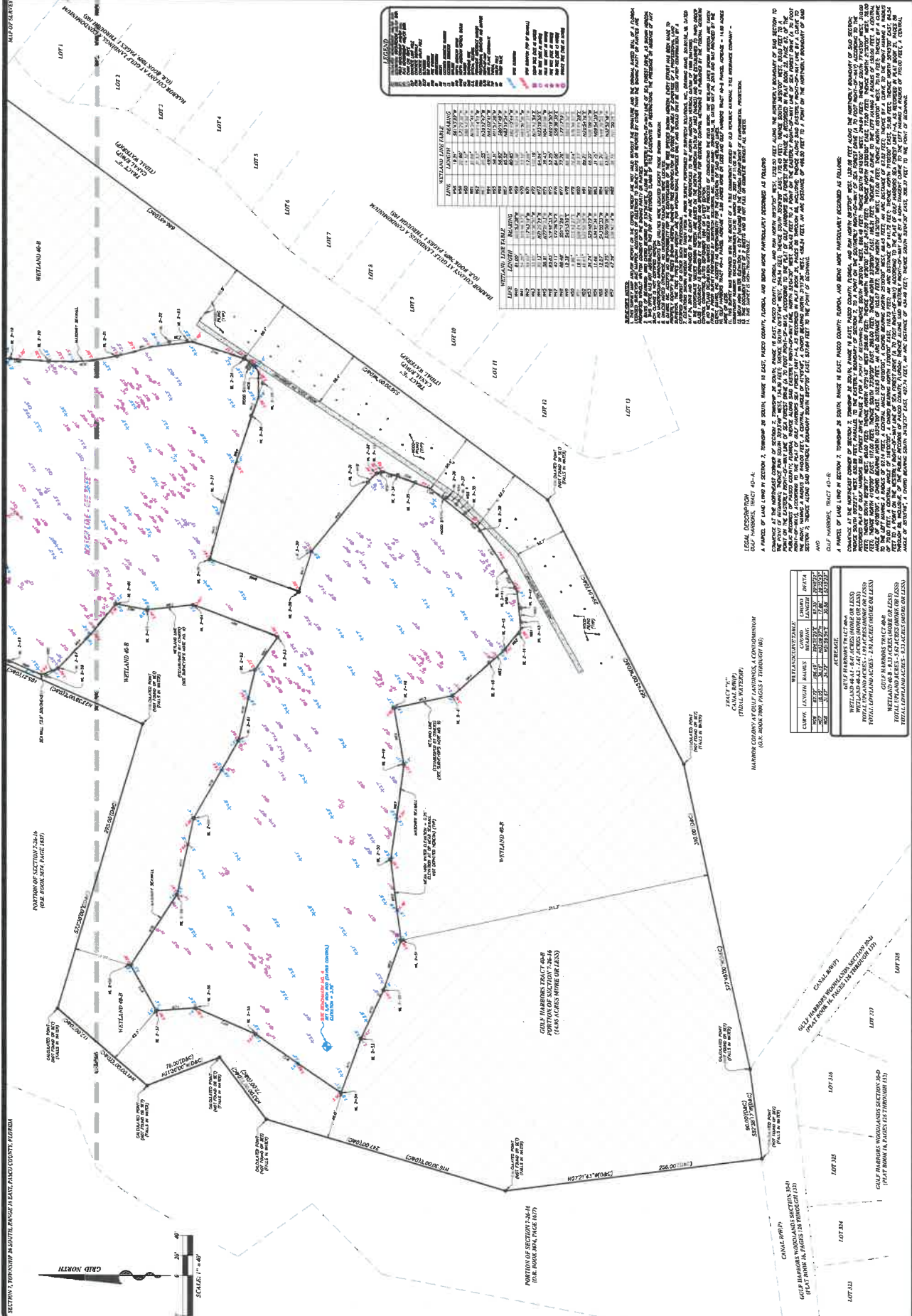
| Type of Establishment | | Gallons Per Day (GPD) |
|--|--|-----------------------|
| Airports | Per Passenger | 5 |
| | Add Per Employee (per 8 hour shift) | 20 |
| Barber and Beauty Shops | Per Chair | 100 |
| | Toilet Wastes Only per Lane | 100 |
| County Club | Per Resident | 100 |
| | Per Member | 25 |
| | Per Employee (per 8 hour shift) | 20 |
| Dentist Office | Per Wet Chair | 200 |
| | Per Non-Wet Chair | 50 |
| Doctor's Office | All Types | 250 |
| | No Showers Provided | 20 |
| Factories - exclusive of industrial wastes (gallons per employee per 8 hour shift) | No Showers Provided | 20 |
| | Showers Provided | 35 |
| Food Service Operations | Ordinary Restaurant (per seat) | 50 |
| | 24-hour Restaurant (per seat) | 75 |
| | Single Service Articles Only (per seat) | 25 |
| | Bar and Cocktail Lounge (per seat) | 30 |
| | Drive-In Restaurant (per car space) | 50 |
| | Carry-Out Only | |
| | Per 100 Square Feet of Floor Space | 50 |
| Hotels and Motels | Add Per Employee (per 8 hour shift) | 20 |
| | Regular (per room) | |
| | Result Hotels, Camps, Cottages (per person) | 75 |
| Office Building | Add For Self-Service Laundry Facilities (per machine) | 400 |
| | Per Employee, Per 8 Hour Shift | 20 |
| Service Station | Per Water Closet and Urinal | 250 |
| | Per Square Foot of Floor Space | .1 |
| Shopping Center - Without Food or Laundry | Per Square Foot of Floor Space | .1 |
| | Per Seat | 5 |
| Stadium, Race Track, Ball Parks | Per Square Foot of Floor Space | .1 |
| | Per Person | 10 |
| Stores | Indoor, Auditoriums (per seat) | 5 |
| | Outdoor, Drive-Ins (per space) | 10 |
| Swimming and Bathing Facilities - Public | Per Trailer Space | 200 |
| | Per Person | 10 |
| Theaters | Indoor, Auditoriums (per seat) | 5 |
| | Outdoor, Drive-Ins (per space) | 10 |
| | Per Trailer Space | 200 |
| Trailer or Mobile Home Park | Overnight w/o water and sewer hook-up (per trailer space) | 75 |
| | Overnight with water and sewer hook-up (per trailer space) | 100 |
| Travel Trailer or Recreational Vehicle Park | Overnight w/o water and sewer hook-up (per trailer space) | 75 |
| | Overnight with water and sewer hook-up (per trailer space) | 100 |

Table II: Estimated Sewage/Water Flows for Institutional Development:

| Type of Establishment | | Gallons Per Day (GPD) |
|---|---|-----------------------|
| Churches | Per Seat | 3 |
| | Per Bed | 200 |
| Hospitals (does not include kitchen wastewater flows) | Per Bed | 200 |
| | Per Bed | 100 |
| Nursing Homes/Rest Homes (does not include kitchen wastewater flow) | Per Bed | 100 |
| | With Toilets Only (per person) | 5 |
| Parks - Public Picnic | With Bathhouses, Showers and Toilets (per person) | 10 |
| | Day-Type | 15 |
| Schools (per person) | Add For Showers | 5 |
| | Add For Cafeteria | 5 |
| | Add For Day School Workers | 15 |
| | Boarding Type | 75 |
| Work or Construction Camps - Semi Permanent | Per Worker | 50 |

BOUNDARY AND TOPOGRAPHIC SURVEY

GULF HARBORS TRACT 40B
 GULF HARBORS TRACT 40A



WETLAND DATA TABLE

| WETLAND TYPE | ACRES | PERCENT |
|-----------------------|-------------|---------------|
| WETLAND 40-B | 1.00 | 100.00 |
| TOTAL WETLANDS | 1.00 | 100.00 |

WETLAND DATA TABLE

| WETLAND TYPE | ACRES | PERCENT |
|-----------------------|-------------|---------------|
| WETLAND 40-B | 1.00 | 100.00 |
| TOTAL WETLANDS | 1.00 | 100.00 |

LEGAL DESCRIPTION
 A PARCEL OF LAND LIES IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 14 EAST, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE ACRES SHOWN ON THIS SURVEY ARE THE TOTAL ACRES OF THE TRACT AS SHOWN ON THE SURVEY MAP AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY.
 THE SURVEY WAS MADE BY DAVID W. DAVIS, SURVEYOR, ON 12/15/10.

WETLAND DATA TABLE

| WETLAND TYPE | ACRES | PERCENT |
|-----------------------|-------------|---------------|
| WETLAND 40-B | 1.00 | 100.00 |
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**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.

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.*

**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.

**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.

**Aqua Reserve
Small-Scale Comprehensive Plan Land Use Amendment
Justification Statement
Transportation Analysis**

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. Transportation Analysis

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. A Traffic Impact Study was conducted by Raysor Transportation Consulting, dated May 25, 2021. Based on the data, analyses and findings presented within the Traffic Impact Study for the project, the following was concluded:

- a. The adjacent segment of Sea Forest Drive is anticipated to operate acceptably at Level-of-Service "C" both with and without development of the subject property.
- b. The project site access driveway connection to Sea Forest Drive is anticipated to operate acceptably at Levels-of-Service "A" and "B" for post-development peak hour traffic conditions.
- c. New site access turn lanes were found to not be warranted on Sea Forest Drive at the project site access driveway connection.

