

ORDINANCE NO. 2022-2249

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE (LDC) ZONING DISTRICT MAP; PROVIDING FOR REZONING OF APPROXIMATELY 18.9 ACRES OF PROPERTY, GENERALLY LOCATED ON SEA FOREST DRIVE SOUTH OF SEAGULL DRIVE, HAVING PARCEL IDENTIFICATION NUMBERS 07-26-16-0090-00100-0020 AND 07-26-16-0090-00300-0020, AS SHOWN ON THE MAP ATTACHED HERETO AS EXHIBIT “A” AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DISTRICT DESIGNATION FOR SAID PROPERTY FROM PASCO COUNTY MULTI-FAMILY HIGH DENSITY DISTRICT (MF2) TO PLANNED DEVELOPMENT DISTRICT (PDD), RESIDENTIAL PLANNED DEVELOPMENT SUB-DISTRICT (RPD); PROVIDING FOR DEVELOPMENT AS PROVIDED IN THE SITE PLAN ATTACHED HERETO AS EXHIBIT “B”; PROVIDING FOR TERMINATION; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Chapter 163 requires each county and each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan; and

WHEREAS, on June 29, 1989, the City Council adopted Ordinance No. 1203, which approved the City’s Comprehensive Plan, which includes a 2030 Future Land Use Map; and

WHEREAS, on November 19, 1991, the City Council adopted Ordinance No. 1268, which enacted the City’s Land Development Code (LDC), which provides for a Zoning District Map; and

WHEREAS, The LDC addresses the procedure for obtaining a change to the Zoning District Map; and

WHEREAS, the owners, JEA Property Holdings, LLC, and Hudson Bay Developers, LLC filed an application for voluntary annexation into the City of the property described consisting of 18.9 acres on Sea Forest Drive south of Seagull Drive; and

WHEREAS, the subject property was voluntarily annexed into the corporate limits of the City of New Port Richey with the adoption of Ordinance 2022-2247; and

WHEREAS, Ordinance 2022-2248 adopted a City of New Port Richey future land use classification of HDR-24 from its adopted comprehensive plan future land use element for the 18.9 acres as described herein; and

WHEREAS, Hudson Bay Developers, LLC, contract vendee and owner of the subject property applied to the City for a rezoning of the subject property to Planned Development District – Residential sub-district to provide for the development of a project containing 32 townhomes and 50 apartments with related amenities; and

WHEREAS, the proposed development and its development standards are documented in the site plan provided in Exhibit “B” attached hereto; and

WHEREAS, the owners, JEA Property Holdings, LLC, and Hudson Bay Developers, LLC filed with the Development Department a Zoning District Map (ZDM) amendment application to

change the zoning of the property from Pasco County Multi-Family High Density District (MF2) to Planned Development District (PDD), Residential Planned Development sub-district (RPD); and

WHEREAS, the Development Department has reviewed the ZDM amendment application and concludes it is consistent with the application filing requirements in the LDC; and

WHEREAS, the Development Review Committee (DRC) has reviewed the ZDM amendment application and has concluded it is consistent with the LDC, and has recommended the Land Development Review Board (LDRB) forward a recommendation to the City Council that the ZDM amendment application be approved; and

WHEREAS, the Development Department has prepared a staff report and reviewed the ZDM amendment application against the guidelines in the LDC, and concludes the ZDM amendment application is in conformance with those requirements and that the LDRB should forward a recommendation to the City Council that the Ordinance approving the ZDM amendment application be adopted; and

WHEREAS, at the duly noticed LDRB regular public hearing held on September 16, 2021, 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 adopted; and

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on first reading considered the Development Department and LDRB staff reports and recommendations and all competent substantial evidence presented at the hearing, and approved the Ordinance; and

WHEREAS, at a duly noticed City Council regular public hearing, the City Council on second reading considered the evidence presented at first reading and all competent substantial evidence presented at the hearing, and adopted the Ordinance; and

WHEREAS, notice of this Ordinance and the hearings conducted hereunder has been provided in accordance with Florida law; and

WHEREAS, the City Council has conducted a quasi-judicial hearing, has received evidence pertaining to the rezoning, and has found that the rezoning of the property as provided herein is consistent with the adopted Comprehensive Plan Future Land Use Map designation for the property, is compatible with the use and zoning of the surrounding properties, is consistent with the adopted Comprehensive Plan and the Land Development Code of the City, meets all of the rezoning criteria of the Land Development Code, and is supported by competent substantial evidence.

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

Section 1. Ratification. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

Section 2. Rezoning approved. The Land Development Code Zoning District Map of the City of New Port Richey is hereby amended to amend the Zoning Designation for the property described herein from Pasco County Multi-Family High Density District (MF2) to Planned Development District (PDD), Residential Planned Development sub-district (RPD), as shown in Exhibit “A” attached hereto.

Section 3. Property description. The property subject to this Zoning District Map amendment is located on Sea Forest Drive south of Seagull Drive, and is legally described as follows:

Parcel ID: 07-26-16-0090-00300-0020:

GULF HARBORS, TRACT 40-A

A parcel of land lying in Section 7, Township 26 South, Range 16 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 7, Township 26 South, Range 16 East, Pasco County, Florida, and run North 89°37'05" West, 1232.50 feet along the Northerly boundary of said Section to the Point of Beginning; thence run South 30°23'49" West, 134.39 feet; thence South 09°57'44" West 254.34 feet; thence South 35°26'28" East, 172.45 feet; thence South 36°20'00" West, 83.03 feet to a point on the Easterly right-of-way line of Sea Forest Drive (a 70 foot right-of-way), according to the Plat of Gulf Harbors Sea Forest Drive Phase 2, recorded in Plat Book 22, Page 67, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, North 52°04'30" West, 304.42 feet to a point on the Easterly right-of-way line of Sea Forest Drive (a 70 foot right-of-way), according to the plat of Gulf Harbors Sea Forest Unit 1-A, as recorded in Plat Book 21, Pages 86 through 89, inclusive; thence along said Easterly right-of-way line by a curve to the right, having a radius of 640.00 feet, a central angle of 41°45'48", a chord bearing North 31°11'36" West, 456.24 feet, an arc distance of 466.50 feet to a point on the Northerly boundary of said Section 7; thence along said Northerly boundary South 89°37'05" East, 537.64 feet to the Point of Beginning.

And

Parcel ID: 07-26-16-0090-00100-0020:

GULF HARBORS, TRACT 40-B

A parcel of land lying in Section 7, Township 26 South, Range 16 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 7, Township 26 South, Range 16 East, Pasco County, Florida, and run North 89°37'05" West, 1331.08 feet along the Northerly boundary of said Section; thence south 00°22'21" West, 630.89 feet, parallel to the Easterly boundary of Section 7, to a point on the Southerly right-of-way of Sea Forest Drive (a 70 foot right-of-way) according to the recorded plat of Gulf Harbors Sea Forest Drive Phase 2 for a Point of Beginning; thence South 36°20'00" West, 686.48 feet; thence South 62°45'00" West, 294.94 feet; thence South 77°45'00" West, 310.00 feet; thence South 82°38'17" West, 90.00 feet; thence North 07°21'43" West, 256.00 feet; thence North 16°30'00" East, 247.00 feet; thence North 53°00'00" East, 77.00 feet; thence North 21°30'00" West, 78.00 feet; Thence North 41°00'00" East, 117.00 feet; thence South 73°30'00" East, 295.00 feet; thence North 23°38'00" East, 195.21 feet; thence by a curve to the left having a radius of 150.00 feet, a central angle of 40°08'00", a chord bearing North 03°34'00" East, 102.93 feet, an arc distance of 105.07 feet; thence North 16°30'00" West, 117.00 feet; thence North 05°00'00" West, 70.16 feet, thence a curve a central angle of 40°08'00" a chord bearing North 03°34'00" East, 102.93 feet, an arc distance of 105.07 feet; thence North 16°30'00" West, 117.00 feet; thence North 05°00'00" West, 70.16 feet; thence by a curve to the left having a radius of 97.14 feet, a central angle of 40°00'00", a chord bearing North 25°00'00" West, 66.45 feet; an arc

distance of 67.82 feet; thence by a curve to the right having a radius of 70.00 feet, a central angle of 116°00'00", a chord bearing North 13°00'00" East, 118.73 feet; an arc distance of 141.72 feet; thence North 71°00'00" East, 51.98 feet; thence North 56°45'00" East, 64.54 feet to a point on the Westerly right-of-way line of Sea Forest Drive (a 70 foot right-of-way) according to the plat of Gulf Harbors Sea Forest Unit 1-A, as recorded in Plat Book 21, Pages 86 through 89, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way line by a non-tangent curve to the left having a radius of 710.00 feet, a central angle of 35°03'46", a chord bearing South 34°32'37" East, 427.74 feet, an arc distance of 434.49 feet; thence South 52°04'30" East, 306.37 feet to the Point of Beginning.

Section 4. Approved Development Plan and Standards. Development of the proposed project shall follow the development plan and development standards provided in Exhibit "B", attached hereto.

Section 3. Termination of Planned Development District. If the proposed project does not receive final site plan approval, the associated development order and building permits for development of the project as provided in Exhibit "B" attached hereto by the City of New Port Richey, Florida within three (3) years of the effective date of this ordinance, the Planned Development District – Residential zoning for the subject property shall terminate, and any future development shall be subject to a new Planned Development District ordinance for the subject property. However, the City Manager, upon a finding of good cause, may extend the termination date of the Planned Development District for an additional one (1) year period upon application of the property owner.

Section 5. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 6. Conflicts. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

Section 7. Effective date. This Ordinance shall be effective upon its adoption as provided by law.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 7th day of December, 2021.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 1st day of February, 2022.

ATTEST:

CITY OF NEW PORT RICHEY, FLORIDA

Judy Meyers, CMC, City Clerk

Rob Marlowe, Mayor – Councilmember

(SEAL)

APPROVED AS TO LEGAL FORM AND CONTENT

Timothy P. Driscoll, City Attorney
CA Approved 12-1-2021

EXHIBIT A

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH, DELTA

WETLAND CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH, DELTA

WETLAND LINE TABLE with columns: LINE, LENGTH, BEARING

WETLAND LINE TABLE with columns: LINE, LENGTH, BEARING

LINE TABLE with columns: LINE, LENGTH, BEARING

STATE PLANE COORDINATES with coordinates for PC, PT, and other points

LEGAL DESCRIPTION GULF HARBORS, TRACT 40-A: A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

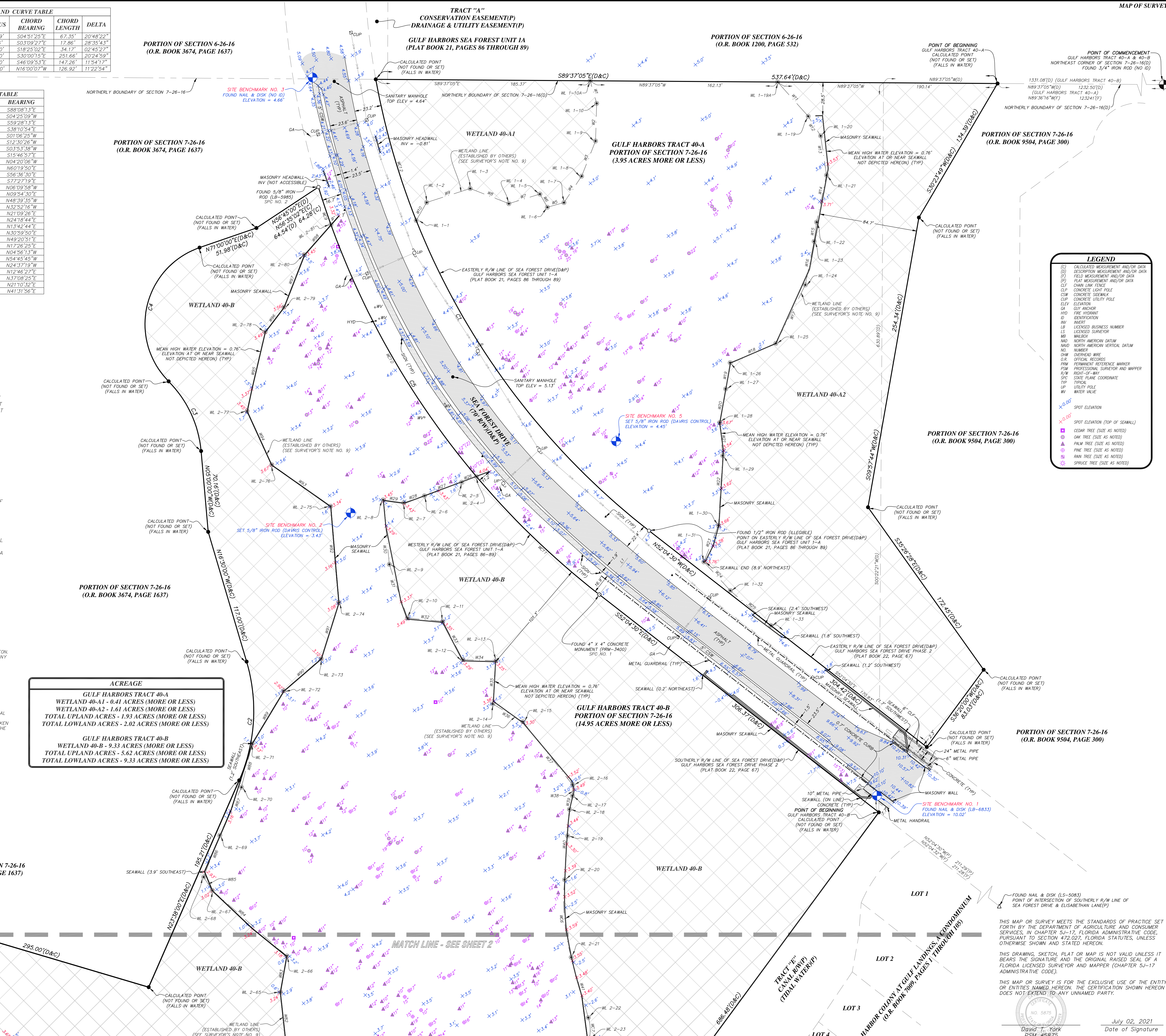
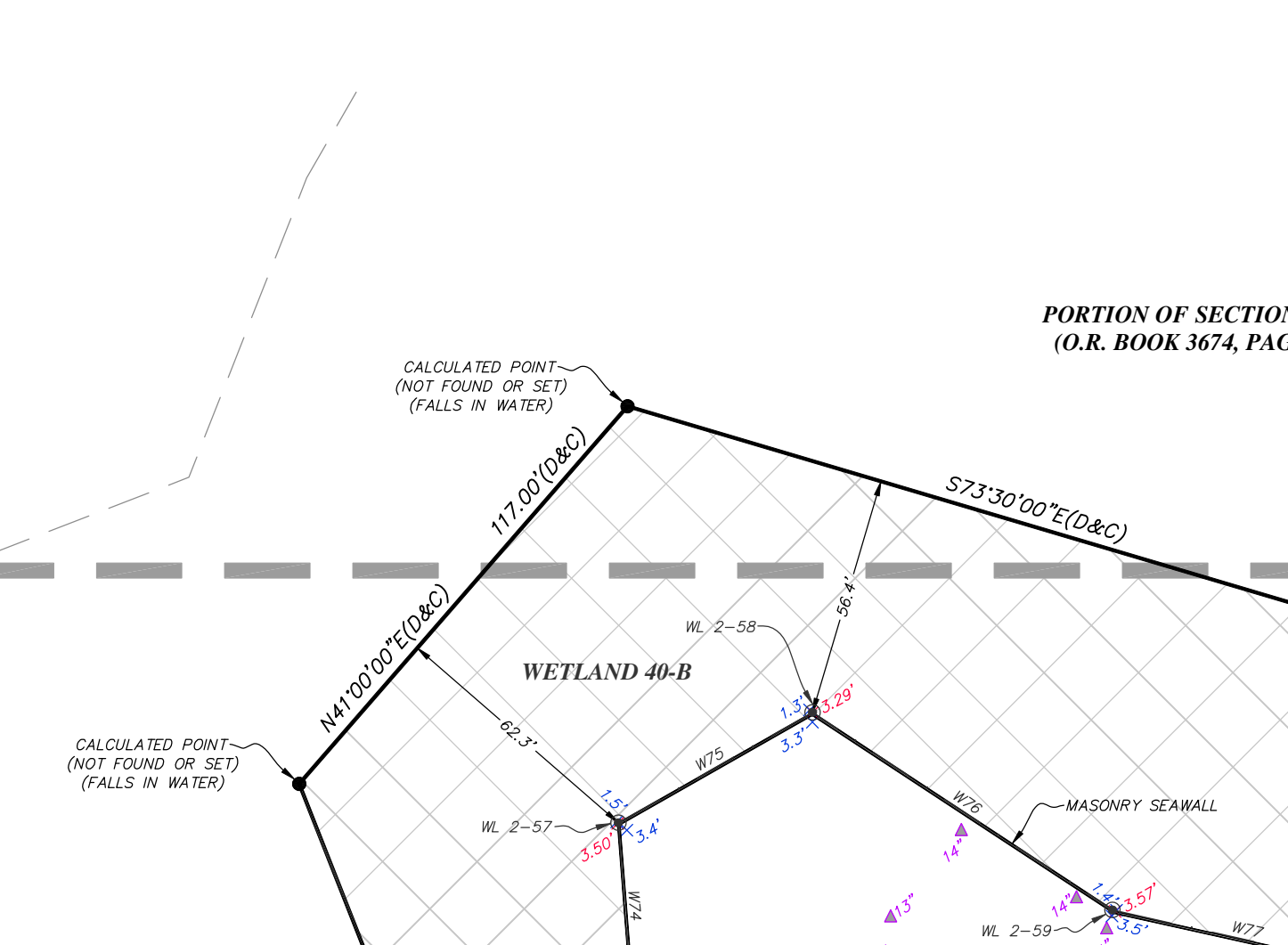
COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND RUN NORTH 89°37'05" WEST, 1259.30 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION TO THE POINT OF BEGINNING...

LEGAL DESCRIPTION GULF HARBORS, TRACT 40-B: A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND RUN NORTH 89°37'05" WEST, 1331.08 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION TO THE POINT OF BEGINNING...

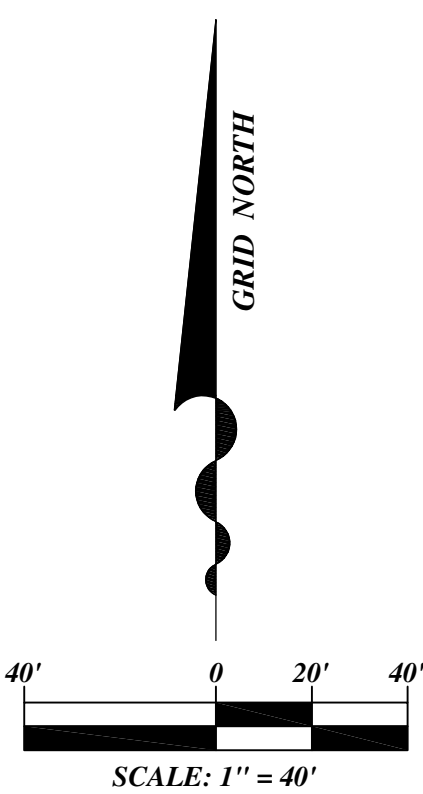
- SURVEYOR'S NOTES: 1. THIS SURVEY MAP AND/OR REPORT OF THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER...

ACREAGE table with columns: TRACT, WETLAND, UPLAND ACRES, LOWLAND ACRES



LEGEND with symbols for measurement types, wetland lines, and vegetation types like cedar trees and oaks.

Vertical sidebar containing project information: PROJECT NUMBER: 21038, DATE OF SURVEY: JUNE 29, 2021, CHECKED BY: T.M.DY, SHEET NO. 1 OF 2, and company logo for DAVRIS, INC.

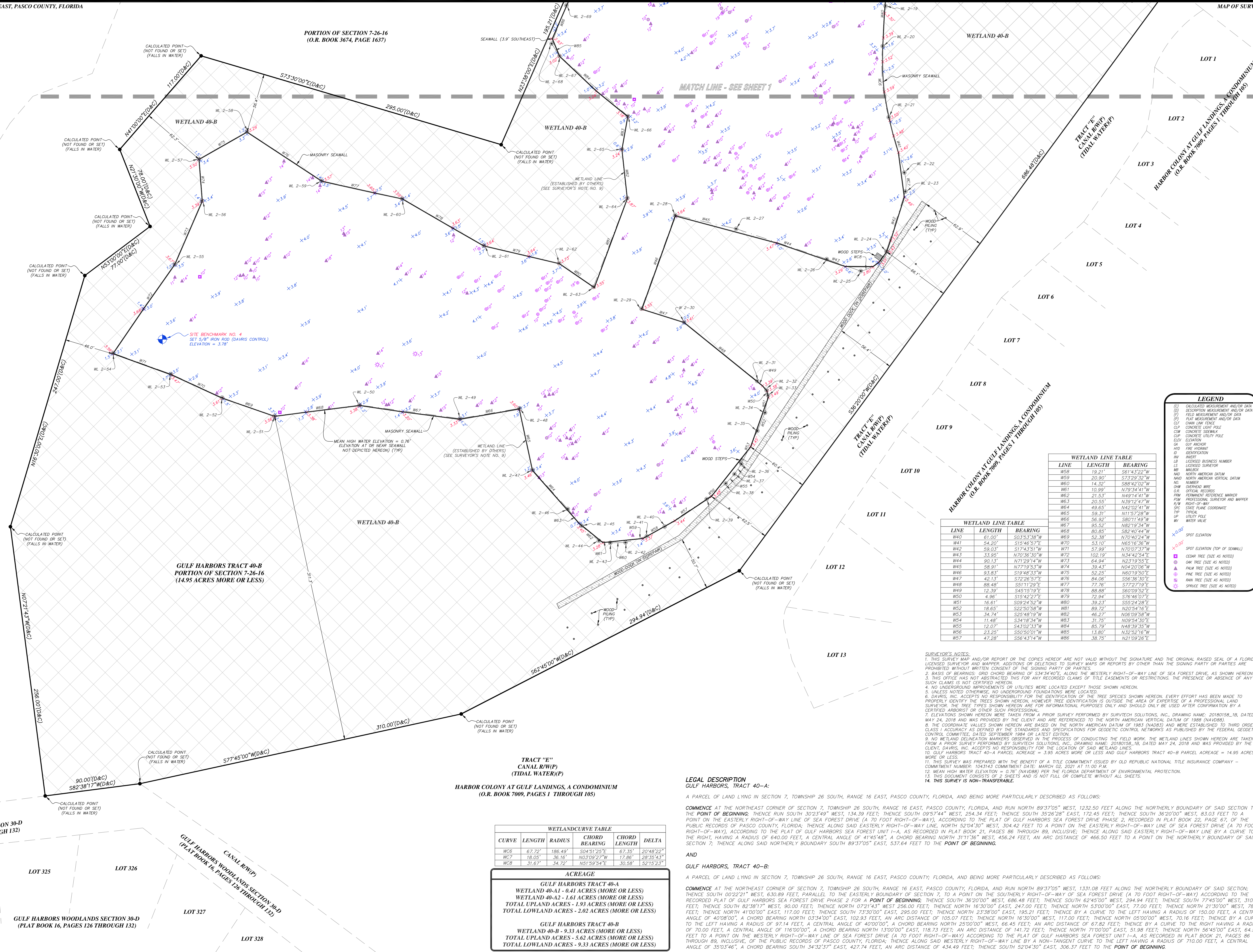


PORTION OF SECTION 7-26-16 (O.R. BOOK 3674, PAGE 1637)

DAVRIS, INC. CERTIFICATE OF AUTHORIZATION # 7908. SURVEYING AND MAPPING. DAVRIS. 5830 Ingham Ave. New Port Richey, FL 34653. Phone: (813) 212-5800. Website: www.davrisinc.com. Email: info@davrisinc.com

BOUNDARY AND TOPOGRAPHIC SURVEY. GULF HARBORS TRACT 40A. GULF HARBORS TRACT 40B.

PROJECT NUMBER: 2108. DATE OF SURVEY: JUNE 29, 2021. FILE: 2108.DWG. CERTIFIED TO: JAE PROPERTY HOLDINGS LLC. CHECKED BY: T.W. DIT. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. SHEET NO. 2 OF 2.



MATCH LINE - SEE SHEET 1

PORTION OF SECTION 7-26-16 (O.R. BOOK 3674, PAGE 1637)

GULF HARBORS TRACT 40-B PORTION OF SECTION 7-26-16 (14.95 ACRES MORE OR LESS)

TRACT "E" CANAL R/W(P) (TIDAL WATER)(P) HARBOR COLONY AT GULF LANDINGS, A CONDOMINIUM (O.R. BOOK 7009, PAGES 1 THROUGH 105)

GULF HARBORS WOODLANDS SECTION 30-D (PLAT BOOK 16, PAGES 126 THROUGH 132)

GULF HARBORS WOODLANDS SECTION 30-D (PLAT BOOK 16, PAGES 126 THROUGH 132)

GULF HARBORS WOODLANDS SECTION 30-D (PLAT BOOK 16, PAGES 126 THROUGH 132)

WETLAND CURVE TABLE with columns: CURVE, LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH, DELTA.

ACREAGE table with columns: GULF HARBORS TRACT 40-A, GULF HARBORS TRACT 40-B, and their respective upland and lowland acreages.

WETLAND LINE TABLE with columns: LINE, LENGTH, BEARING. Includes two tables for lines W40-W57 and W58-W77.

LEGEND. Symbols for calculated measurement, field measurement, plat measurement, concrete light pole, concrete seawall, concrete utility pole, elevation, iron anchor, fire hydrant, iron pipe, licensed business number, licensed surveyor, marker, north american datum, north american vertical datum, official record, permanent reference marker, professional surveyor and mapper, state plane coordinate, typical, utility pole, water valve, spot elevation, spot elevation (top of seawall), clear tree, oak tree, palm tree, hick tree, spruce tree.

SURVEYOR'S NOTES. 1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 2. BASIS OF BEARINGS, GRID CHORD BEARING OF S34°34'40"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, AS SHOWN HEREON. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON. 3. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED. 4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON. 5. UNLESS NOTED OTHERWISE, THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON, EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, HOWEVER THE IDENTIFICATION OF A PROFESSIONAL LAND SURVEYOR, THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD ONLY BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL. 6. ELEVATIONS SHOWN HEREON WERE TAKEN FROM A PRIOR SURVEY PERFORMED BY SURVEY SOLUTIONS, INC., DRAWING NAME: 20180518_16, DATED MAY 24, 2018 AND WAS PROVIDED BY THE CLIENT AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). 7. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) AND WERE ESTABLISHED TO THIRD ORDER CLASS 1 ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS AS PUBLISHED BY THE FEDERAL GEODETIC CONTROL COMMITTEE, DATED SEPTEMBER 1984 OR LATEST EDITION. 8. NO WETLAND DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE WETLAND LINES SHOWN HEREON ARE TAKEN FROM A PRIOR SURVEY PERFORMED BY SURVEY SOLUTIONS, INC., DRAWING NAME: 20180518_16, DATED MAY 24, 2018 AND WAS PROVIDED BY THE CLIENT. DAVRIS, INC. ACCEPTS NO RESPONSIBILITY FOR THE LOCATION OF SAID WETLAND LINES. 9. GULF HARBORS TRACT 40-A PARCEL ACREAGE = 3.95 ACRES MORE OR LESS AND GULF HARBORS TRACT 40-B PARCEL ACREAGE = 14.95 ACRES MORE OR LESS. 10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1043143 COMMITMENT DATE: MARCH 02, 2021 AT 11:00 P.M. 11. MEAN HIGH WATER ELEVATION = 0.76' (NAVD83) PER THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. 12. THIS DOCUMENT CONSISTS OF 2 SHEETS AND IS NOT FULL OR COMPLETE WITHOUT ALL SHEETS. 13. THIS SURVEY IS NON-TRANSFERABLE.

LEGAL DESCRIPTION. A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND RUN NORTH 89°37'05" WEST, 1232.50 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION TO THE POINT OF BEGINNING; THENCE RUN SOUTH 30°23'49" WEST, 134.39 FEET; THENCE SOUTH 09°57'44" WEST, 254.34 FEET; THENCE SOUTH 35°28'28" EAST, 172.45 FEET; THENCE SOUTH 36°20'00" WEST, 83.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST DRIVE PHASE 2, RECORDED IN PLAT BOOK 22, PAGE 67 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 52°04'30" WEST, 304.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST UNIT 1-A, AS RECORDED IN PLAT BOOK 21, PAGES 86 THROUGH 89, INCLUSIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 41°45'48", A CHORD BEARING NORTH 31°13'58" WEST, 456.24 FEET, AN ARC DISTANCE OF 466.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SECTION 7; THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 89°37'05" EAST, 537.64 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

LEGAL DESCRIPTION

GULF HARBORS, TRACT 40-A:

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AND

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CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1(D&C)	466.50	640.00	N31°11'36"W	456.24	41°45'48"
C2(D&C)	105.07	150.00	N03°34'00"E	102.93	40°08'00"
C3(D&C)	67.82	97.14	N25°00'00"W	66.45	40°00'00"
C4(D&C)	141.72	70.00	N13°30'00"E	118.73	116°00'00"
C5(O)	434.49	710.00	S34°32'37"E	427.74	35°37'46"
C6(O)	434.49	710.00	S34°32'37"E	427.74	35°37'46"

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
W68	67.72	186.49	S04°51'25"E	67.35	20°48'22"
W69	18.65	36.16	S03°09'22"E	17.86	28°32'43"
W69	34.17	710.00	S18°25'02"E	34.17	02°45'27"
W70	263.00	710.00	S30°50'15"E	251.66	20°24'38"
W71	147.52	710.00	S46°09'53"E	147.26	11°54'17"
W72	127.13	640.00	N16°00'07"W	126.92	11°22'54"

LINE	LENGTH	BEARING
W1	20.35	S16°10'16"E
W2	32.52	S01°46'12"W
W3	32.23	S21°33'19"W
W4	22.45	S33°42'52"W
W5	14.89	S74°14'25"W
W6	13.13	N29°40'54"W
W7	28.08	S72°52'47"W
W8	39.90	N69°42'12"W
W9	39.49	S72°18'02"W
W10	17.99	S30°55'00"W
W11	39.68	S47°43'53"E
W12	20.02	S32°28'36"E
W13	34.38	S08°27'54"E
W14	41.50	S11°57'43"W
W15	16.72	S07°43'09"W
W16	38.39	S19°28'34"W
W17	56.67	S26°47'41"W
W18	42.87	S67°03'50"W
W19	28.94	S09°39'23"W
W20	28.49	S09°54'21"W
W21	28.84	S05°00'02"E
W22	60.37	S03°30'44"W
W23	34.00	S21°44'41"W
W24	33.74	S42°24'55"E
W25	46.42	S49°15'07"E
W26	13.69	S69°07'12"W
W27	34.30	S70°00'09"W
W28	18.80	S71°02'02"W
W29	18.00	N82°11'01"W
W30	55.99	S05°27'02"E
W31	48.98	S16°37'47"E
W32	30.65	S84°48'20"E
W33	37.43	S27°35'20"E

LINE	LENGTH	BEARING
W34	28.78	S88°08'13"E
W35	37.46	S04°25'09"W
W36	30.41	S59°28'13"E
W37	69.46	S38°10'44"E
W38	8.46	S01°06'25"W
W39	11.94	S12°10'26"W
W40	61.00	S03°53'38"W
W41	54.00	S19°46'37"E
W42	39.43	N04°20'06"W
W43	52.25	N60°19'50"E
W44	84.06	S56°36'30"E
W45	72.96	S72°27'19"E
W46	46.27	N06°09'58"W
W47	31.25	N09°54'30"E
W48	85.29	N48°39'35"W
W49	13.60	N32°52'16"W
W50	59.95	N03°09'50"E
W51	50.91	N17°26'23"E
W52	83.53	N04°56'37"E
W53	62.92	N04°42'45"W
W54	50.92	N24°37'19"W
W55	70.19	N12°46'27"E
W56	26.95	N07°08'20"E
W57	48.63	N21°10'32"E
W58	34.77	N41°31'56"E

LINE	LENGTH	BEARING
W40	61.00	S03°53'38"W
W41	54.20	S19°46'37"E
W42	59.00	S17°43'51"W
W43	33.95	N20°36'30"W
W44	90.13	N71°29'14"W
W45	58.91	N77°19'53"W
W46	93.83	S19°46'33"W
W47	40.17	S72°28'57"E
W48	88.48	S51°11'29"E
W49	12.39	S45°15'19"E
W50	4.96	S15°42'22"E
W51	16.61	S09°44'52"W
W52	16.65	S22°50'58"W
W53	34.74	S28°46'19"W
W54	11.48	S44°18'34"W
W55	10.07	S43°02'33"W
W56	23.25	S80°50'01"W
W57	47.28	S68°43'14"W
W58	19.21	S81°43'22"W
W59	20.80	S73°29'22"W
W60	14.32	S88°42'02"W
W61	10.99	N79°34'41"W
W62	21.53	N49°14'41"W
W63	20.52	N39°12'44"W
W64	49.65	N42°02'41"W
W65	59.31	N11°57'28"W

LINE	LENGTH	BEARING
W66	56.92	S80°11'49"W
W67	95.52	N82°19'34"W
W68	90.85	S82°40'44"W
W69	92.38	N70°40'24"W
W70	53.10	N65°16'36"W
W71	57.99	N70°07'37"W
W72	102.19	N34°42'54"E
W73	64.94	N43°19'53"E
W74	39.43	N04°20'06"W
W75	52.25	N60°19'50"E
W76	84.06	S56°36'30"E
W77	72.96	S72°27'19"E
W78	88.88	S60°09'53"E
W79	72.94	S76°46'07"E
W80	39.23	S55°24'28"E
W81	89.22	N03°06'16"E
W82	46.27	N08°09'58"W
W83	31.25	N09°54'30"E
W84	85.29	N48°39'35"W
W85	13.60	N32°52'16"W
W86	59.95	N03°09'50"E
W87	50.91	N17°26'23"E
W88	83.53	N04°56'37"E
W89	62.92	N04°42'45"W
W90	50.92	N24°37'19"W
W91	70.19	N12°46'27"E
W92	26.95	N07°08'20"E
W93	48.63	N21°10'32"E
W94	34.77	N41°31'56"E

SITE DATA

PARCEL ID. NO.: 07-26-16-0090-00300-0020 (NORTH PARCEL) (TRACT 40-A)
 PARCEL ID. NO.: 07-26-16-0090-00100-0020 (SOUTH PARCEL) (TRACT 40-B)

GROSS SITE ACREAGE (NORTH PARCEL) (TRACT 40-A): 3.95 AC (171,891 sf)
 LESS WETLANDS: 3.02 AC (87,816 sf)
 NET ACREAGE: 0.93 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 (484,168 sf)
 AGGREGATE NET ACREAGE: 7.55 AC (328,875 sf)

PASCO CO. ZONING DISTRICT: MF-2
 PASCO CO. FUTURE LAND USE: RES-24

PROPOSED CITY OF NEW PORT RICHEY ZONING DISTRICT: RPD (RESIDENTIAL PLANNED DEVELOPMENT DISTRICT)
 PROPOSED CITY OF NEW PORT RICHEY FUTURE LAND USE DESIGNATION: HDR-24 (HIGH DENSITY RESIDENTIAL 24 DU/GROSS AC)

RESIDENTIAL DENSITY:
 ALLOWABLE RESIDENTIAL DENSITY: 24 DU/GROSS AC
 PROPOSED RESIDENTIAL DENSITY: 82 DU / 7.55 NET AC = 10.86 DU/NET AC.

NON-RESIDENTIAL DEVELOPMENT:
 CLUBHOUSE: 2,400 SQ. FT.
 GAZEBO: 442 SQ. FT.
 TOTAL: 2,882 SQ. FT.

LOT COVERAGE:
 TOWNHOMES: 32 UNITS X 1075 SQ. FT./UNIT = 34,400 sf
 APARTMENT BLDG.: 14,000 sf
 CLUBHOUSE: 2,400 sf
 GAZEBO: 442 sf
 GATE HOUSE: 80 sf
 TOTAL: 51,322 sf
 % COVERAGE: 51,322 SQ. FT./328,875 SQ. FT. = 15.61% (NET AGGREGATE ACREAGE BASIS)

IMPERVIOUS SURFACE COVERAGE:
 BUILDINGS: 51,322 sf
 DRIVEWAYS AND SIDEWALKS: 19,656 sf
 DRIVE ASLES AND ACCESSES: 74,799 sf
 POOLS, DECKS AND PATIOS: 5,686 sf
 TOTAL: 151,463 sf
 % COVERAGE: 151,463 SQ. FT./328,875 SQ. FT. = 46.05% (NET AGGREGATE ACREAGE BASIS)

FLOOR AREA RATIO:
 TOWNHOMES: 32 UNITS X 2,150 SQ. FT./UNIT = 68,800 sf
 APARTMENT BLDG.: 56,000 sf
 TOTAL: 124,800 sq. ft./328,875 sq. ft. = 37.95% (NET AGGREGATE ACREAGE BASIS)

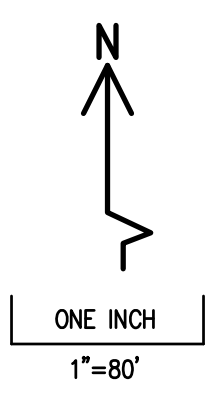
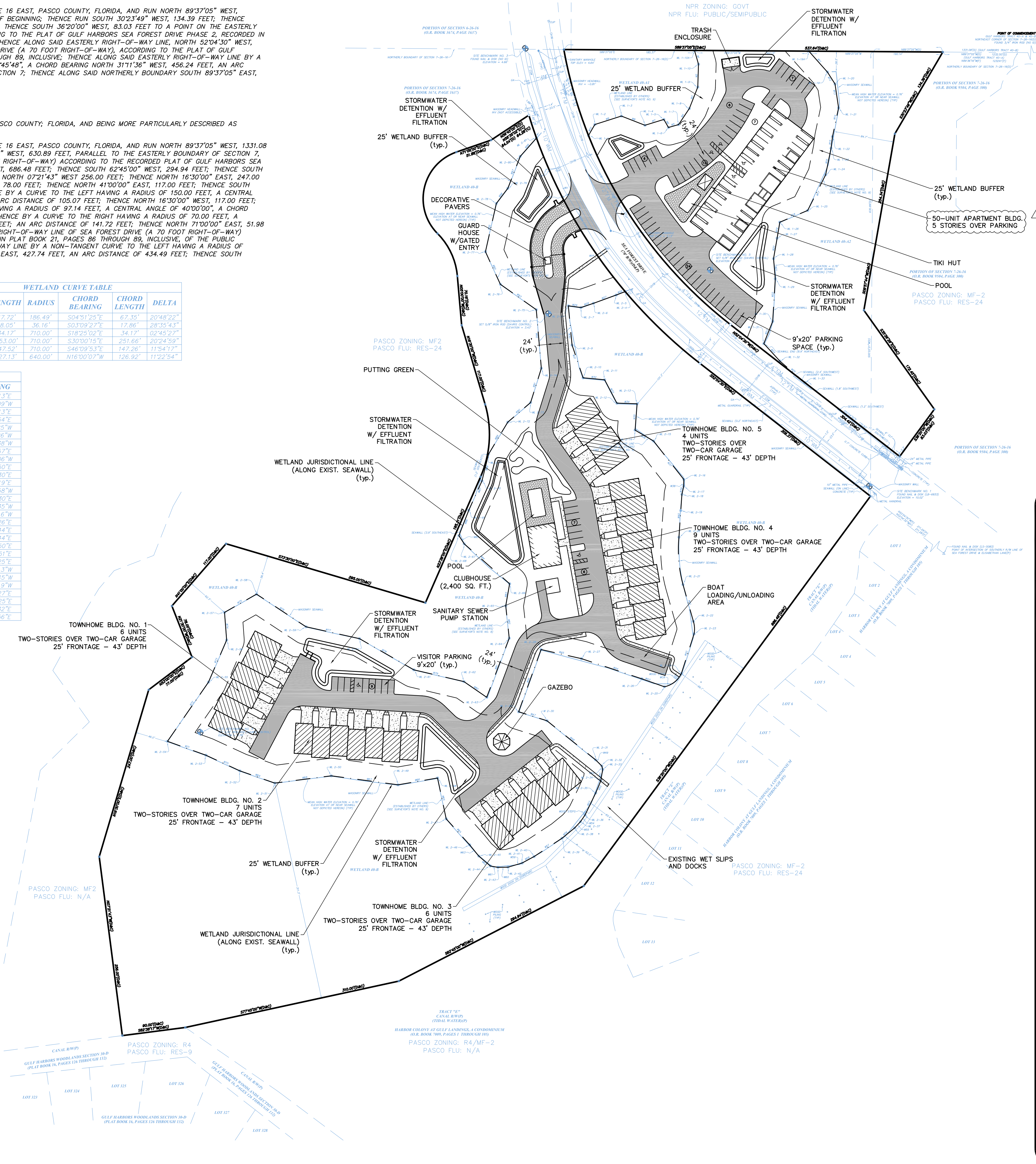
ON-SITE PARKING REQUIREMENTS:
 CLUSTER/MULTI-FAMILY DEVELOPMENT
 TOWNHOMES: 2 SPACE/UNIT X 32 UNITS = 64 SPACES
 TOWNHOMES (VISITORS): 0.5 SPACE/UNIT X 32 UNITS = 16 SPACES
 TOWNHOMES TOTAL: 80 SPACES
 PARKING PROVIDED (TOWNHOMES): 128 SPACES (TWO GARAGE SPACES/UNIT+TWO DRIVEWAY SPACES/UNIT)
 PARKING PROVIDED (TOWNHOME VISITORS): 22 SPACES
 PARKING PROVIDED (TOWNHOME TOTAL): 150 SPACES
 PARKING RATIO PROVIDED (TOWNHOME): 150 SPACES/32 UNITS = 4.69 SPACE/UNIT
 PARKING PROVIDED (APARTMENTS): 82 SPACES
 PARKING RATIO PROVIDED (APARTMENTS): 82 SPACES/50 UNITS = 1.64 SPACE/UNIT
 NOTE: PARKING RATIO PROVIDED EXCEEDS ITE PARKING GENERATION MANUAL (5TH ED.) FOR MID-RISE APARTMENT BLDG. (1.31 SPACES/UNIT)

TRAFFIC/TRANSPORTATION: (PER TRAFFIC IMPACT STUDY PREPARED BY RAYSOR TRANSPORTATION CONSULTING, DATED 05/26/2021)
 AVERAGE DAILY TRIPS: 202 VTD
 AM PEAK HOUR: 16 VTE (4 ENTERING/12 EXITING)
 PM PEAK HOUR: 21 VTE (8 EXITING/13 ENTERING)
 PROPOSED TRIP GENERATION (APARTMENTS) (ITE LUC 220):
 AVERAGE DAILY TRIPS: 272 VTD
 AM PEAK HOUR: 17 VTE (4 ENTERING/13 EXITING)
 PM PEAK HOUR: 23 VTE (9 EXITING/14 ENTERING)

FLOOD ZONE:
 ZONES: AE (10) AND AE (1) PER FIRM 12101C0351G, EFFECTIVE JUNE 5, 2020
 MAXIMUM BUILDING HEIGHT: 75 FT ABOVE MINIMUM FINISHED FLOOR ELEVATION REQUIRED BY FLORIDA BUILDING CODE

UTILITY SERVICES:
 WATER: PUBLIC WATER SUPPLY SYSTEM
 SEWER: PUBLIC SEWAGE COLLECTION SYSTEM
 ELECTRIC: OHL
 COMMUNICATIONS: OHL/VO

PROVIDER:
 F.G.U.A.
 F.G.U.A.
 DUKE ENERGY
 SPECTRUM/FRONTIER



NO.	DATE	REVISION
1		
2	9/08/2021	CORRECT MAXIMUM BUILDING HEIGHT
3	8/12/2021	CORRECT NUMBER OF APT. BLDG. STORIES

AQUA RESERVE TOWNHOMES AND APARTMENTS
SEAFORREST DR., NEW PORT RICHEY, FLORIDA
HUDSON BAY DEVELOPERS, LLC

Land and Water Solved

6329 Grand Blvd, New Port Richey, FL 34652
 727.807.5657 FL CN# 31653
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ISSUE DATE: JULY 22, 2021
 ISSUED FOR: NOT FOR CONSTRUCTION PLANNING PURPOSES ONLY
 DRAWN BY: J.D.M. CHECKED BY: J.D.M.
 PROJECT NUMBER: C253

C1.0

OF 1

RPD MASTER PLAN