
Future Land Use Element

March 21, 2016

[This page intentionally left blank.]

Table of Contents

I. Purpose	FLU-1
II. Guiding Principles	FLU-1
Protection of Natural Resource Systems	FLU-1
Coordination of Land Use and Public Facilities	FLU-1
Provision of Adequate and Affordable Housing	FLU-1
Improved Efficiency and Effectiveness in the Land Use Regulatory Process.....	FLU-1
Future Land Use Map	FLU-2
Community Vision	FLU-2
III. Inventory.....	FLU-3
Existing Land Use	FLU-3
Adjacent Existing Land Use	FLU-4
Natural Resources	FLU-4
Facilities and Services	FLU-5
Waterwells and Cones of Influence	FLU-5
Cultural Resources.....	FLU-6
IV. Analysis	FLU-6
Population Projections	FLU-6
Future Land Use	FLU-8
Future Land Use Needs Analysis	FLU-11
Redevelopment Plan.....	FLU-14
Neighborhood Plans.....	FLU-14
Floodplain Management.....	FLU-14
Availability of Facilities and Services to Serve Future Land Uses.....	FLU-14
Urban Sprawl	FLU-15
Transportation Concurrency Exception Area	FLU-15
Coordination of Public Education Facilities.....	FLU-17
Nonconforming and Incompatible Uses.....	FLU-18
V. Implementation	FLU-18
Designation of Lands for Future Development	FLU-18
Development Density and Intensity	FLU-19
VI. Goals, Objectives and Policies	FLU-20
Introduction	FLU-20
Implementation	FLU-20
Land Development Regulations	FLU-20
Residential Development	FLU-36
Commercial Development	FLU-37
Adequate Public Facilities and Services	FLU-38
Redevelopment.....	FLU-39
Mixed Use Development	FLU-40
Industrial Development	FLU-41
Incompatible Uses	FLU-42

Cultural Resource Protection	FLU-43
Natural Resource Protection	FLU-43
Utilities	FLU-44
Intergovernmental Coordination	FLU-45
Annexation	FLU-46
Downtown TCEA	FLU-46
Coastal High Hazard Area	FLU-47
Coastal Transfer of Development Rights Program	FLU-47
Interagency Hazard Mitigation Report	FLU-50

List of Tables

Table FLU-1 Existing Land Use	FLU-3
Table FLU-2 Historical Structures	FLU-6
Table FLU-3 Population Trends	FLU-7
Table FLU-4 Existing and Projected Population	FLU-7
Table FLU-5 2030 Future Land Use Map Categories	FLU-8
Table FLU-6 Projected Construction Need for Dwelling Units	FLU-11
Table FLU-7 Acreage Needs for New Dwelling Units	FLU-11
Table FLU-8 Vacant Lands	FLU-12
Table FLU-9 Downtown TCEA Existing Land Use	FLU-16

List of Maps

Map FLU-1 Existing Land Use	Appendix A
Map FLU-2 Adjacent Existing Land Use	Appendix A
Map FLU-3 Land Use/Land Cover	Appendix A
Map FLU-4 Wetlands and Water Bodies	Appendix A
Map FLU-5 Historically-Significant Properties	Appendix A
Map FLU-6 Future Land Use	Appendix A
Map FLU-7 Neighborhoods, Centers and Corridors	Appendix A
Map FLU-8 Vacant Land	Appendix A
Map FLU-9 Coastal High Hazard Area	Appendix A
Map FLU-10 Public Facilities and Community Focal Points	Appendix A
Map FLU-11 Coastal TDR Program	Appendix A

I. Purpose

The Future Land Use Element is the cornerstone of the Comprehensive Plan in that it establishes the geographic framework for growth in the City. By controlling the location, type, intensity, and timing of land uses through the jurisdiction, the element is central to the management of natural resources and the provision of adequate public facilities and housing. Additionally, the element promotes compatible development to preserve and enhance characteristics of the City in a manner consistent with the social, economic, physical and ecological needs, capabilities and desires of the community.

II. Guiding Principles

Protection of Natural Systems

Natural resources including air, water, and ecological communities perform functions that are vital to the health, safety, and welfare of the human population, and serve to promote commerce by attracting visitors and residents to the City. Important to this concept is the management of natural resources on a systemwide basis.

The Future Land Use Element is designed with the intent to protect and manage natural systems in several ways. Intensive land uses on the Future Land Use Map (FLUM) are configured to guide concentrated population growth and intensive land development away from areas of environmental sensitivity in favor of areas more suitable for development.

Coordination of Land Use and Public Facilities

At the heart of Florida's Growth Management Act is the requirement that adequate public facilities and services are available concurrent with the demand generated by development. This requirement is achieved by spatial coordination of public facilities with the FLUM, and through coordination of level of service (LOS) standards. LOS standards have been established for transportation (streets), potable water, sanitary sewer, stormwater drainage, solid waste, parkland and recreational facilities. While the LOS standards serve to guide public provision of infrastructure in the Capital Improvements, Infrastructure, Transportation, and Recreation and Open Space elements, in the context of the Future Land Use Element these standards serve to assure the availability of adequate facilities for land uses designated on the FLUM.

Provision of Adequate and Affordable Housing

An assessment of the availability of adequate and affordable housing for very low, low and moderate income households is required in the Comprehensive Plan. The Future Land Use Element supports the creation of affordable housing through provisions for a variety housing types in all residential land use categories, with the exception of the Low Density Residential category.

Improved Efficiency and Effectiveness in the Land Use Regulatory Process

Important to every facet of the Future Land Use Element is the balancing of private property rights and the general interest of the public. Although sound land use management by definition

establishes limits on the use of property, care has been taken to ensure the limits are rational, fair and based on health, safety and welfare of the public, and involve due process.

Future Land Use Map

The adopted FLUM is an important tool for implementation of the Comprehensive Plan. The FLUM depicts the desired extent and geographical distribution of land uses, and is a means to ensure that development is compatible with adjacent uses and supported by public facilities and services. The FLUM is also used to protect natural resources; restrict the proliferation of urban sprawl and strip commercial development; control densities in flood prone areas; promote economic development; and encourage redevelopment efforts.

Community Vision

During the development of the Comprehensive Plan Evaluation and Appraisal Report (EAR) in 2005, a visioning workshop was held to obtain the community's preferences on the future physical form (urban design) of the City, as well as input on aspects of the City that were valued, desired or in need of improvement. Of the more than 200 ideas generated at the workshop, the most frequently cited ideas included the following:

Valued	Needs Improvement	Desired
<ul style="list-style-type: none">• Cultural facilities• Historical buildings• Downtown parking• Local events• Public art (e.g., murals)• City library• City services• Leisure services & facilities• Cotee River Linear Park• Richey Suncoast Theater• Hacienda Hotel• Boat ramp and parking• Small town character	<ul style="list-style-type: none">• US 19<ul style="list-style-type: none">- Signs- Lighting- Safety• Public access to waterways• Condition of rental properties• Too many bars in Downtown• Reclaimed water for all residents• Library• Safety on major streets• Streetscaping• Parking• Sidewalks• Retail in Downtown	<ul style="list-style-type: none">• Retail businesses• Bed 'n breakfasts• Businesses with higher paying jobs• Sidewalk cafes• Architectural standards that restrict colors• More homeownership• Dog parks• Bicycle and pedestrian-friendly environment• Annexation to square-off city boundaries• Mixed use development

The issues listed in the foregoing have been addressed in the elements of the Comprehensive Plan. The community's urban design preferences are the subject of the Livable City Element.

III. Inventory

Existing Land Use

Map FLU-1 Existing Land Use and Table FLU-1 provide the basis for this existing land use analysis in this section. The existing land use categories are defined in the following:

**Table FLU-1
Existing Land Use
City of New Port Richey**

Existing Land Use Category	Acres	%
Residential	1,148.67	39.54%
Mixed Use (Residential/Office/Retail)	25.39	0.87%
Commercial	266.26	9.17%
Industrial	51.01	1.76%
Public/Semi-Public	322.55	11.10%
Recreational	130.31	4.49%
Water	89.28	3.07%
Right-of-Way	494.44	17.02%
Vacant	376.99	12.98%
Total	2,904.89	100.00%

Source: Pasco County Property Appraiser, 2005.

- Residential* This category includes the full range of residential uses including single-family detached units, single-family attached (duplex/triplex) units, mobile homes, multi-family units, mobile homes in parks and subdivisions and recreational vehicles.
- Mixed Use* This category includes a combination of residential and commercial uses on one parcel. These uses may be arranged vertically or horizontally on a parcel.
- Commercial* This category encompasses a variety of activities that are predominantly connected with the sale, rental, and distribution of products or the performance of services. In the City, these uses typically reside in single building stores, the downtown buildings, and shopping centers.
- Industrial* This category includes light industrial uses, which can range from industrial uses that are very land intensive but require few public services or facilities, such as open storage and warehousing, to others that require less land but need a full range of public services and facilities, such as light manufacturing.
- Public/Semi-Public* This category includes lands that are owned, leased, or operated by a public or quasi-public entity. Activities on these lands may include civic and community centers, public and private hospitals, libraries, police stations; fire stations; and government administrative buildings, residential retirement homes, cemeteries, public utilities sites, religious institution buildings, literary, scientific, and cultural facilities and non-profit membership organizations.
- Recreational* These lands include public parkland, recreational facilities and open space.

<i>Rights-of-Way</i>	This category denotes public transportation rights-of-way.
<i>Water and Wetlands</i>	This category denotes public and private lands which are submerged lands (water) or wetlands on the Existing Land Use Map.
<i>Vacant</i>	Vacant land is considered to be land that has not been developed but is presumed to be suitable for development.

Adjacent Existing Land Uses

Map FLU-2 illustrates the existing land uses that are outside and immediately adjacent to the City. These areas are predominantly under the jurisdiction of Pasco County. A portion of the area north of the City is within the City of Port Richey.

At the northern City limits, adjacent land uses include low to moderate in density residential, general and neighborhood commercial, industrial and vacant lands. South of the City, low to moderate density residential, general and highway commercial (US 19) lands and some large vacant tracts exist. East of the City are scattered residential and large vacant tracts. At the west City limits are low to high density residential lands, large vacant tracts, and coastal (estuarine) wetlands. Roughly 40 acres of unincorporated enclaves exist within the City; most of which are developed with single-family detached, multi-family, and mobile homes. Commercial development is also found in enclaves.

Natural Features

Map FLU-3 Land Use/Land Cover depicts the natural areas in the City. Map FLU-4 Wetlands and Water Bodies shows the hydrologic features within the City.

<i>Surface Water</i>	The most prominent surface water features in the City are the Pithlachascotee River and Orange Lake. These natural features are discussed in the Conservation Element.
<i>Groundwater</i>	As discussed in the Conservation and Infrastructure elements, the groundwater resources in this coastal community are not tapped for potable water use. Due to physiographic conditions, this area has limited groundwater recharge potential.
<i>Floodplains</i>	Much of the City's existing development is located within the 100-year floodplain (see Map CON-3). The floodplain is generally associated with the Pithlachascotee River and coastal areas west of US 19.
<i>Topography</i>	The local topography is relatively low and flat, with most of the drainage basins sloping toward the Pithlachascotee River or the Gulf of Mexico.
<i>Soils</i>	Map INF-3 Soil Survey shows the locations of general soil associations in the City. Soils in the City fall within two general soil associations. Areas east of US 19 are classified as Tavares-Adamsville-Narcoossee Association. West of US 19, Aripeka-Okeelanta-Terra Ceia Association occurs. Further detail on the soil types within these associations is located in Appendix A.

Facilities and Services

Public infrastructure is discussed in this section relative to existing service levels and adopted level of service standards. At the present time, facility deficiencies have been identified relative to recreational facilities (e.g., multi-use trails) and one transportation facility (Rowan Road). The nature of these deficiencies is further discussed in the Transportation and Recreation and Open Space elements.

Potable Water The City is a potable water service provider. The Infrastructure Element indicates that the potable water supply and distribution system will be adequate during 2020 Comprehensive Plan horizon.

Sanitary Sewer The City is a sanitary sewer service provider. The wastewater collection and treatment system is expected to have adequate capacity during the 2020 Comprehensive Plan horizon.

Solid Waste Solid waste collection is handled by private haulers through franchised agreements with the City. Solid waste disposal is managed by Pasco County through an interlocal agreement with the City.

Stormwater Drainage Major stormwater improvements have resolved flooding problems in the City and there are few areas which experience flooding with average rain events. New development must meet stormwater facilities standards of the Southwest Florida Water Management District.

Transportation The City is solely responsible for local streets and some collector streets within the incorporated area. Pasco County has responsibilities for the county road network, which includes most of the collector roads serving the City. The Florida Department of Transportation is responsible for US 19, a major arterial roadway on the Florida Strategic Intermodal System (SIS). Pasco County operates the fixed-route transit and para-transit services.

Parks and Recreation The City is responsible for neighborhood, community, and other small parks and recreation facilities, while the County is responsible for regional-scale parks (including organized sports facilities). Parkland is abundant within the City with adequate supply for the existing and projected populations. Certain deficiencies exist for recreational facilities; however, the resolution of these deficiencies is within the City's fiscal reach.

Waterwells and Cones of Influence

The term cone of influence is actually a combination of various hydrologic terms conditions associated with wellfields and waterwells. Variables include aquifer characteristics, groundwater pumpage and the degree of aquifer confinement. Presently, the City obtains raw water for City water customers through an agreement with Tampa Bay Water, not from waterwells within the City. The City has six waterwells which are protected by the City's wellfield protection ordinance. Use of these waterwells has been discontinued and the City has placed the wells on stand-by status.

Cultural Resources

Table FLU-2 and Map FLU-5 identifies the general location of historically-significant structures in the City.

**Table FLU-2
Historical Structures
City of New Port Richey**

ID	Year Built	Name	Location	Eligible	
				NRHP	Local Register
PA00339	1925	Hacienda Hotel	5621 Main Street	Yes	Yes
PA00340	1925C	Meighan Theater	6327 Grand Boulevard	Yes	Yes
PA00341	1921C	Pasco Building	6230 - 6236 Grand Blvd	Likely	Yes
PA00342	1922	First State Bank	6321 Grand Boulevard	Likely	Yes
PA00343	1925C	Arcade Building	5805 - 5811 Main Street	Likely	Yes
PA00344	1925C	Screened Porch House	5854 Main Street	No	No
PA00345	1925C	Stucco House	5852 Main Street	No	No
PA00346	1925C	Enclosed Porch House	5834 Nebraska Avenue	No	No
PA00347	1925C	Oak Tree House	5340 Nebraska Avenue	No	No
PA00348	1925C	Ivy Chimney House	5850 Nebraska Avenue	No	No
PA00349	1925C	Flower Bed House	5940 Nebraska Avenue	No	No
PA00350	1925C	Center Chimney House	5936 Nebraska Avenue	No	No
PA00351	1925C	Metal Awning House	5926 Missouri Avenue	No	No
PA00352	1920C	Typical House	5926 Missouri Avenue	No	No
PA00353	1925C	Very Neat House	Main Street	No	No
PA00354	1925C	Hidden Bungalow	Main Street	No	No
PA01358	1919	Our Lady Queen of Peace Church	6431 Circle Boulevard	No	Yes
PA01358	1925	James H. Becker House	Not indicated	Yes	Yes
--	1925C	Clemmie Baker House	Not indicated	No	Yes

Notes:

NRHP - National Register of Historic Places

Source: Florida Site File, Florida State Historic Preservation Office, 2006.

IV. Analysis

Population Projections

The City’s population drives the need for public facilities and services, such as wastewater treatment, parks, and schools. The accuracy of those projections is important for the planning, design, and budgeting of facilities and services. In addition, land use and other regulatory changes may be warranted to respond to the needs of a changing population.

Three principal sources of data relied upon for the data presented in this section include the Bureau of Economic and Business Research (BEBR), University of Florida; the U.S. Census of Population and Housing; and the Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida.

Population Trends

As shown in the Table FLU-3, the City did not experience a major expansion in population until the 1970s, when the population increased a dramatic 83.6 percent from 1970 to 1980. The population increased an additional 25.4 percent from 1980 to 1990. Since 1990, population growth in the City slowed significantly. Between 1990 and 2000, the annual rate of growth dropped to 1.5 percent. Recent figures (2000-2005) indicate an annual growth rate of 0.1 percent. The slowing growth rate is largely a result of a declining local supply of buildable land.

**Table FLU-3
Population Trends
City of New Port Richey**

Jurisdiction	Census Population				Population Estimate 2005	Population Change			
	1970	1980	1990	2000		1970-1980	1980-1990	1990-2000	2000-2005
New Port Richey	6,098	11,196	14,044	16,117	16,928	5,098 (83.6%)	2,848 (25.4%)	2,073 (14.8%)	811 (5.0%)
Pasco County	59,370	136,130	281,131	344,768	429,065	76,760 (129.3%)	145,001 (106.5%)	63,637 (22.6%)	84,297 (24.5%)

SOURCES: US Census of Population and Housing; University of Florida Bureau of Economics and Business Research, 2006.

Existing Population

Table FLU-4 shows the permanent and seasonal population estimates for the City in 2006. The City does not have the large seasonal population typical of other coastal jurisdictions. The City has no beach frontage within its jurisdiction; nor does it have the types of condominiums or hotels that cater to seasonal and transient populations. Units for seasonal use consist mainly of single family and mobile home dwelling units used as winter residences by northern visitors and tourist accommodations on US 19.

**Table FLU-4
Existing and Projected Populations
City of New Port Richey**

Population	2006 ¹	2010	2015	2020
Permanent	16,928	16,803	17,229	17,668
Seasonal ²	2,437	2,437	2,437	2,437
Total	19,365	19,240	19,666	20,105

Notes:

1. Estimate.
 2. Based on full occupancy of 567 seasonal dwellings at 2.11 persons per household (2000 Census) and 75% occupancy of 662 rooms in tourist accommodations at 2.5 persons per room.
- Source: Florida Housing Data Clearinghouse, 2002, Bureau of Economic & Business Research, 2006, and URS Corporation, 2006.

Projected Population

Also shown in Table FLU-4 is the City's projected population through year 2020. The City's permanent population is anticipated to reach 17,668 over the planning period. An additional

1,203 new residents will create demand for housing and urban support uses, such as retail and office uses. The number of seasonal residents is expected to remain constant at 2,437 throughout the planning period. This number will be adjusted should the supply of seasonal housing be reduced, such as through redevelopment of older hotels on US 19.

Future Land Use

Map FLU-6 displays the geographical distribution of the City’s future land use categories that are appropriate to the character and desires of community through 2020. The future land use categories are specific in terms of allowable densities (residential units per acre) and/or intensities (ratio of nonresidential floor area to lot area, or floor area ratio), locational and use characteristics, and any additional standards and criteria necessary to assist in managing the development of land. The future land use categories are shown Table FLU-5 along with the corresponding allowable units per acre (UPA) and/or floor area ratio (FAR). These FLUM categories are further defined in the Goals, Objectives, and Policies section of this element.

**Table FLU-5
2020 Future Land Use Map Categories
City of New Port Richey**

Future Land Use Category	Abbreviation	Max Density/Intensity	Acreage	%
Low Density Residential-5	LDR-5	5 UPA	238.21	10.2
Low Density Residential-6	LDR-6	6 UPA	0.0	0.0
Low Medium Density Residential-9 ¹	LMDR-9	9 UPA	0.0	0.0
Low Medium Density Residential-10	LMDR-10	10 UPA	724.64	30.9
Medium Density Residential-14 ¹	MDR-14	14 UPA	241.19	10.3
Medium Density Residential-20	MDR-20	20 UPA	33.83	1.4
High Density Residential-24 ¹	HDR-24	24 UPA	21.4	0.9
High Density Residential-30	HDR-30	30 UPA / 0.4 FAR	267.56	11.4
Residential/Office	R/O	10 UPA / 0.4 FAR	87.32	3.7
Residential/Office/Retail	R/O/R	10 UPA / 0.4 FAR	0.00	0.0
Downtown	D	15 UPA / 2.0 FAR	56.46	2.4
General Commercial	GC	0.50 FAR	83.89	3.6
Highway Commercial	HC	2.00 FAR	215.04	9.2
Light Industrial	LI	0.50 FAR	45.93	2.0
Public/Semi-Public	P/SP	1 UPA / 2.0 FAR	191.84	8.2
Recreation/Open Space	R/OS	1 UPA	113.05	4.8
Conservation	C	1 UPA	26.53	1.1
Total				100.0

Notes:

1. Application limited to the lands within the Coastal High Hazard Area.

Future Land Use Concept

The early urban form of the City may be best described as a *village*. There was a discernable center with most dwellings located within a five-minute walk. Businesses in the center were

sufficiently varied to supply the routine needs of households. Buildings at the center were placed close to the sidewalk creating a strong sense of spatial definition and close access by pedestrians to downtown businesses. Certain prominent sites were reserved for civic buildings, and public places were evident. Streets were relatively narrow and shaded by street trees, slowing traffic and creating a comfortable, safe environment for pedestrians and bicyclists.

Later, with the advent of zoning, modern regulations prescribed the segregation of land uses and standards to accommodate automobiles (e.g., large building setbacks and wide roadways). As a result, land uses became less integrated and more spread out. Single use zoning districts emerged. Commercial development took on the linear pattern of the highway and grew increasingly distant from established neighborhoods. Walking and bicycling to shopping became impractical (too distant) or dangerous (crossing wide roads with fast moving vehicles). Vast parking lots between streets and buildings increased walking distances.

From a basic structural standpoint, the City is comprised of neighborhoods, centers and employment districts connected by streets, public transit corridors, sidewalks and footpaths (i.e., corridors). Corridors also consist of highways and regional public transit that provide for connectivity to major employment centers outside the City.

Neighborhoods

Map FLU-7 Neighborhoods, Centers and Corridors identifies the City's neighborhoods. Neighborhoods are units of the City inclusive of or within walking distance of neighborhood centers, parks, schools and other community facilities. The neighborhood environment should be walkable and bikeable and have safe and convenient connections to transit and other neighborhoods. Infill development and redevelopment activity in residential parts of the neighborhood should be scaled to compliment existing development. Subtle increases in density to increase the local housing inventory, support public transit corridors and stimulate reinvestment should incorporate building design that enhances neighborhood character.

Centers

Centers are intended to be livable, mixed use places that are sited at certain major street intersections; typically along designated Public Transit Corridors (refer to Map FLU-7 Neighborhoods, Centers and Corridors). In accordance with allowable densities and intensities on the Future Land Use Map, future retail, office and residential uses should be directed to Centers. New development in Centers will be appropriately-scaled to serve the needs of a single neighborhood, several neighborhoods or the City as a whole. As such, centers will differ in form, intensity and function. In all cases, centers should serve as a focus for community life, and may include public facilities like schools and civic buildings. Centers are distributed throughout the City to facilitate walking or bicycling accessibility to goods, services and transit by most, if not all, City residents. Center types are described beginning on page FLU-10.

Employment Districts

Employment districts include the areas surrounding North Bay Hospital and Community Hospital. These relatively large areas of the City are dominated by job-generating land uses and some retail and service uses. Employment districts should be designed to enhance the neighborhood in which they are located and have strong multimodal connections to the rest of

the City and region. Improved bicycle and pedestrian circulation, transit service and housing opportunities for employees could reduce traffic and parking demand in these areas.

Center Type

Description

Neighborhood Centers

Neighborhood centers are small retail centers with a primary trade area limited to the immediate surrounding area. These centers include a variety of neighborhood-scale retail shops and offices oriented toward the everyday needs of surrounding residents. Carefully sited and designed “mom and pop” retail stores can enhance quality of life in neighborhoods by providing convenience as well as opportunities for social engagement. Streets provide walking and biking connections from adjacent neighborhoods. Residents can walk to buy a carton of milk, avoiding a car trip and meeting neighbors along the way. Neighborhood centers also create public gathering spaces, which help build a sense of community.

Multi-Neighborhood Centers

Multi-neighborhood centers are retail shopping centers or districts that serve more than one neighborhood with a diverse mix of uses including retail, service, office and residential. One and two-story buildings with storefront windows, entries and outdoor seating areas create a pedestrian-friendly atmosphere. Plazas and parks provide public gathering spaces around which retail uses are clustered. Transit service links these centers to other city and county centers.

Regional Centers

Regional centers are activity centers of city and regional significance offering a mix of shopping, offices and some residential within two and three-story buildings with ground floor shops. The integration and mix of land uses contribute to vehicular trip reduction. Trees, benches, outdoor seating areas, sidewalks, plazas and other amenities make side streets pedestrian-friendly. Transit service is highly accessible and frequent.

It is possible for automobile-oriented environments to be transformed to more livable places through application of livable community design principles in conjunction with private major redevelopment projects and public infrastructure projects. Linear patterns of highway commercial development could be reconfigured to regional centers at key activity nodes (e.g., along US 19).

Public Transit Corridors

Infill and redevelopment along Public Transit Corridors should be designed in accordance with transit-oriented development (TOD) principles. Components of TOD include walkable design with pedestrian as the highest priority; transit station as the prominent feature of the center; a mix of uses in close proximity including office, residential, retail and civic uses; higher density, high-quality development within 10-minute walking radius surrounding center transit station;

collector support transit systems (e.g., trolley); accessible by bicycles; reduced and managed parking inside 10-minute walk circle around the center transit station.

Future Land Use Needs Analysis

Housing Demand

Using the population projections for the permanent population, the average number of persons per household in the City, the existing inventory of dwelling units (minus demolitions) in the City, and a vacancy factor, the Shimberg Center has projected the construction needs for dwelling units by dwelling type through the year 2020. The analysis shown in Table FLU-6 predicts that an additional 936 single-family units and 462 multi-family units will be needed to support the City’s 2020 population.

**Table FLU-6
Projected Construction Need for Dwelling Units
City of New Port Richey**

2005		2010		2015		2020	
Single-Family	Multi-Family	Single-Family	Multi-Family	Single-Family	Multi-Family	Single-Family	Multi-Family
169	83	432	213	685	338	936	462

SOURCE: Shimberg Center for Affordable Housing, University of Florida, 2000.

According to data in the Comprehensive Plan, the average gross density of existing single-family development in the City is 4.55 dwelling units per acre, while average gross density for existing multi-family development is 17.47 units per acre. By applying these historical development densities to the projected 2020 dwelling units, the amount of land required to accommodate these units can be estimated. Table FLU-7 outlines this analysis.

**Table FLU-7
Acreage Needs for New Dwelling Units
City of New Port Richey**

Housing Type	New Dwelling Units	Established Density	Acreage Needs
Single-Family	936	4.55 units per acre	205
Multi-Family	462	17.47 units per acre	26
		Total	231

SOURCE: New Port Richey 2010 Comprehensive Plan and URS Corporation, 2005.

Commercial Demand

Using a rule of thumb standard of one acre of commercial land use per 200 persons (Urban Land Institute, “The Community Builders Handbook”, 1968), the City’s 2020 population would warrant a total of 88 acres of commercial development. Currently, there are 266 acres of commercial development in the City, representing one acre per 61 persons. This apparently large allocation of commercial development is indicative of a regional customer base of commercial uses in the City, although some degree of commercial overdevelopment is evident in some locations (e.g., US 19 corridor).

Need for additional commercial development is not evident. Redevelopment/rehabilitation of existing commercial development and conversion to other uses are probable future activities in this sector.

Other Demand

Industrial Lands. All industrial uses are located in an industrial park in the northeast quadrant of the City. Industrial redevelopment in this area is anticipated to meet the future needs of this sector. No expansion is proposed.

Recreational Lands. There is a sufficient supply of parkland to meet the needs of the projected population.

Public/Semi-Public Lands. The City is currently addressing the growing space needs of the New Port Richey Municipal Library. Also, the New Port Richey Fire Department will likely need to relocate both fire stations over the next 10 years. Relocation of Station I from its current location at the City Hall complex would allow expansion of City Hall or the library. Station II is poorly located in a residential area and, ideally, should be moved. Unless the City annexes property in the southeast quadrant of the City, a third station is unlikely. The Police Department recently relocated to a new, larger building and site, just north of Downtown, and should not have any land needs in the next five years. Likewise, the School Board has indicated that new or expanded schools sites will not be required in the City in the foreseeable future.

Land for Future Development

The Pasco County Property Appraiser's Office identifies approximately 377 acres, or 12.98 percent, of the acreage in the City as *vacant*. Table FLU-8 shows the ratio of vacant lands to other existing land uses and the break down of vacant lands by type. Approximately two-thirds of the City's vacant lands inventory is categorized as residential. Map FLU-8 shows the distribution of vacant lands in the City.

**Table FLU-8
Vacant Lands
City of New Port Richey**

Type	Acreage	%
Vacant Residential	249.67	66.23%
Vacant Commercial	109.81	29.13%
Vacant Industrial	2.09	0.55%
Vacant Other	15.42	4.09%
Total	376.99	100.00%

SOURCE: Pasco County Property Appraiser, 2005.

The current inventory of vacant residential land (250 acres) is only slightly higher than the 2020 demand for residential land (231 acres). Location, size, access, environmental features, development entitlements (e.g., zoning) and other characteristics of vacant lands will affect the actual development yield of these lands and, therefore, the ability to fully accommodate the future population. For this reason and, also, to allow for a degree of flexibility in the real estate market, the City should explore ways of increasing the inventory of lands for development and

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.

*Redevelopment
Parcels* Parcels that are blighted, underutilized, or have an obsolete use are candidates for redevelopment. Redevelopment offers the potential for the more efficient physical use of land, neighborhood revitalization and land uses that better suit current community needs.

Brownfields Brownfields are urban lands that have been contaminated from a prior use. These sites usually have prime locations in the community, making them attractive for redevelopment if it were not for the considerable clean-up costs. Innovative public/private partnerships are often necessary to revitalize and redevelop Brownfields. Brownfield sites are often caused by hazardous chemicals leaking from underground tanks such as those used in industrial activity, gas stations and dry cleaners. No Brownfields have been identified in the City.

*Coastal Transfer of
Development Rights
Program Receiving
Lands* The Coastal Transfer of Development Rights program provides for future infill development and redevelopment in the Coastal High Hazard Area (CHHA) through transfer of development rights from public lands in the CHHA where development would be most vulnerable to natural hazards or would be constrained due to environmental conditions to lands in the CHHA that are more suitable for development. An objective of the program is to stimulate housing production to accommodate the City’s projected population.

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

Redevelopment Plan

Most of the City is designated as a Community Redevelopment Area governed by a Community Redevelopment Agency (CRA), per Chapter 163, Part III, FS. Areas excluded from this designation are those annexed by the City since 2001, when the New Port Richey Redevelopment Plan was last updated. The Community Redevelopment Area boundary is depicted on Map FLU-7 by the area encompassed by the City neighborhoods. The Redevelopment Plan indicates local needs for housing, urban support uses, revitalization of blighted areas and increasing the taxable values of property. It also identifies infill and redevelopment as the primary means for resolving these local needs. The Comprehensive Plan and the Redevelopment Plan are consistent, providing unified direction in the accomplishment of the City's redevelopment goals.

Neighborhood Plans

The City has instituted a neighborhood planning program to address needs in the City's 19 neighborhoods (see Map FLU-7). Currently, seven neighborhood plans have been completed. Redevelopment efforts in the City are moving towards a more proactive approach to neighborhood redevelopment and improvement through allocation of resources to produce high quality results. The impact of future development schemes on neighborhood compatibility is a component of neighborhood plans.

The City's neighborhood planning strategy serves to preserve and enhance neighborhood livability and eliminate adverse characteristics that lead to neighborhood decline. The neighborhood is involved in the planning process by helping to identify the characteristics of the neighborhood that make it a desirable place to live. Likewise, community input is provided on ways the neighborhood could be improved. Typical preferences for enhancing neighborhood character include sidewalks, appropriate street lighting, bike paths, street trees, parks, safe ways to schools and natural features. The resulting neighborhood plan includes goals and strategies for preserving or enhancing the neighborhood including City commitments to provide identified amenities and services.

Floodplain Management

The City implements flood damage prevention regulations. Development is restricted in the 100-year floodplain. The City is a participating jurisdiction in the Pasco County Local Mitigation Strategy. This hazard mitigation plan identifies and prioritizes countywide projects and strategies for reducing damage from flooding. Also, the City participates in the National Flood Insurance Program Community Rating System, which incentivizes local flood prevention regulations and programs that reduce the potential of flood damage.

Availability of Facilities and Services to Serve Future Land Uses

The City implements a Concurrency Management Ordinance to ensure that the impacts of new development can be accommodated by existing and programmed public facilities and services. All facilities in the City applicable to concurrency determination are projected to be operating at acceptable levels of service in 2020, with the exception of segments of US 19 and Rowan Road north of Massachusetts Avenue at the eastern city limits. To help resolve LOS issues, the City is developing a Pedestrian/Bicycle Master Plan to support use of these modes as well as transit.

Urban Sprawl

Rule 9J-5, FAC, provides criteria for examining whether or not the Comprehensive Plan (or plan amendment) discourages the proliferation of urban sprawl. The City is substantially built-out and, therefore, has shifted its focus to redevelopment and infilling of existing urban areas. With the exception of coastal lands, areas outside the City limits are urbanized, as well. Therefore, the proliferation of urban sprawl is not of major concern in the City. The criteria for measuring the potential for urban sprawl, however, should be applied to land use considerations in the coastal areas west of the City.

Transportation Concurrency Exception Area

The *Downtown Transportation Concurrency Exception Area (TCEA)* was adopted in 1999 to reduce any adverse effects transportation concurrency requirements may have on infill development and redevelopment in Downtown New Port Richey. The TCEA recognizes and accommodates the Downtown's pedestrian-oriented urban form, mix of land uses and proximity to neighborhoods (customer base). This mix of features creates conditions where people can easily walk to Downtown instead of driving, thereby reducing demand for wider streets and expanded parking lots in this compact urban environment.

The Downtown TCEA corresponds to the Downtown land use category and is located within a designated Community Redevelopment Area. This area is characterized and set apart from other areas of the City by its traditional urban form, architecture and mix of land uses. Downtown has a compact arrangement of buildings of mixed use within walking distance of neighborhoods. Businesses, both retail and office, are predominately located along Main Street and Grand Boulevard, although businesses occupy side streets, especially near the central business district.

The multimodal transportation system in the Downtown TCEA is functional for all transportation user types. The existing level of service analysis in the Transportation Element does not indicate any facility deficiencies. The grid network of local streets and collectors disperses traffic efficiently, although some congestion occurs on Main Street during the p.m. peak. The Downtown TCEA has the most coverage and frequency of public transit service of any area in Pasco County.

The pedestrian environment in Downtown is unrivaled in all of West Pasco. In the 1990's in an effort to retain and attract retail establishments in Downtown, the City implemented streetscape improvements to enhance walkability, aesthetics and the public realm. Since that time, significant public and private reinvestments in Downtown has profoundly transformed the physical and economic environments.

The civic operations and institutional assets are important land uses in Downtown. These operations, such as administrative offices and public service facilities, house employees who support Downtown businesses and help *activate* the street with people. Public service facilities (e.g., New Port Richey Library) are major attractors that bring people downtown. These types of buildings represent considerable investment and signify government's ongoing commitment to Downtown. To maximize their contribution to Downtown, civic operations must be strategically located and designed to maximize their potential economic development benefits. For example, should the City construct a new library, it should be positioned so that it is conveniently

accessible by pedestrians in the Downtown core in order to support existing and spin-off businesses.

**Table FLU-9
Downtown TCEA Existing Land Use
City of New Port Richey**

Generalized Existing Land Use		
Category	Acreage	%
Residential	47.29	30.97%
Public/Semi-Public	22.13	14.49%
Right-of-Way	46.81	30.65%
Commercial	12.46	8.16%
Mixed Use	7.20	4.71%
Recreational	7.88	5.16%
Vacant	5.79	3.79%
Water	3.17	2.08%
Total	152.72	100.00%
Detailed Existing Land Use		
Category	Acreage	%
Right-of-Way, Streets, Ditch	46.81	30.65%
Single-family	38.42	25.16%
Other Municipal	15.10	9.89%
Multi-Family (Less than 5 units)	8.20	5.37%
Parks	7.88	5.16%
Stores, Office, Single-Family	7.20	4.71%
Retail Stores, One-Story	4.01	2.63%
Vacant Residential	3.94	2.58%
Office, One-Story	3.89	2.55%
Rivers, Lakes, Submerged Land	3.17	2.08%
Churches	3.12	2.04%
Homes for the Aged	2.60	1.70%
Vacant Commercial	1.84	1.20%
Restaurants	1.57	1.03%
Professional Service Building	1.15	0.75%
Condominium	0.94	0.62%
Other County	0.83	0.54%
Multi-Family (5 or more units)	0.68	0.45%
Service Shops Non-Automotive	0.51	0.33%
Theaters, Enclosed	0.50	0.33%
Night Clubs, Bars	0.46	0.30%
Utilities	0.36	0.24%
Service Stations	0.20	0.13%
Office, Multi-Story	0.18	0.12%
Hospitals, Private	0.02	0.01%
Total	152.72	100.00%

SOURCE: Pasco County Property Appraiser, 2005.

Despite the loss of some business types over the years, including a grocer, the post office and hotels, the Downtown continues to function as a viable business, government and entertainment center. Retail activity has also been increasing in the last few years. Additionally, Downtown's unique urban form, recreational open space and pedestrian amenities make it a popular venue for large-scale community events, such as the Chasco Fiesta.

The intent of the Downtown land use category is to recognize the economic and historic importance of the Downtown and to encourage and promote the redevelopment of Downtown as the financial, commercial, governmental, cultural, recreational and professional center of the City. The Downtown land use category also recognizes the importance of residential development as a source of customers and vitality on Downtown streets. A diverse offering of retail businesses, government services, professional offices, cultural, art, entertainment and recreational facilities and medium to high density residential in a walkable environment are the building blocks for a vibrant Downtown.

In 1999, the Downtown Residential Overlay District (DROD) was established to address zoning in residential areas adjacent to Downtown in need of revitalization. The intent of the overlay is to provide for low intensity commercial uses which emulate the residential character of the area. The DROD permits professional office, personal service and specialty retail uses and sets forth requirements for height, setback, lot size, parking, signage and overall appearance of the structure.

The City adopted an outdoor café ordinance and a bed and breakfast ordinance in 2005, to support these business types in Downtown. Most recently, the City adopted an ordinance regarding permitted, prohibited and conditional uses in the Downtown. The location of uses within a structure (e.g., first floor) was not addressed in the ordinance.

Residents are critical to sustained economic vitality in Downtown. As such, the City should focus on increasing the amount of housing opportunities in the Downtown, as well as in surrounding neighborhoods. New residential units located on upper floors of new and existing buildings represent a growing segment of the housing market. Downtown should support a mix of residential products suitable for the range of household types. New development should aim to offset the abundance of rental units in the City with affordable and market rate housing options.

Retail contributes to the Downtown economy by attracting customers who usually visit more businesses, stay longer and spend more than customers for other uses. Because retail customers are spending more time in a place, they occupy the sidewalks and squares, adding vitality to streets.

Coordination of Public Education Facilities

A major emphasis of the Educational Facilities Siting Act of 1995 is the improvement of coordination between school boards and local governing bodies regarding the siting of new or expanded public educational facilities. One of the key results of the Act is that a land use amendment would no longer be required when approving a site for construction or expansion of the public school. Instead, local governments must amend the future land use categories within which public schools are allowed. All of the City's FLUM categories provide for public educational facilities. Proposed sites for educational facilities are subject to consistency review relative to the Comprehensive Plan Goals, Objectives and Policies.

An interlocal agreement for the coordination of land use and school facility planning activities among the six municipalities, the County and the Pasco County School System was executed on May 21, 2003. The agreement requires the following:

- Coordination of population projections and school enrollment projections, especially regarding the distribution of growth,
- Sharing of information regarding school facilities and land development,
- Participation of local governments in update to district educational facilities plan and plant survey,
- Participation by local government in evaluating school closures, renovation and school site selection,
- School System to inform local governments regarding school capacity when land development decisions are considered and how demand will be met,
- On-site and off-site improvements including timing and responsibility,
- Co-location and joint use,
- Resolution of disputes and
- Oversight process, including public participation.

Local growth has not warranted new or expanded school facilities in the City. The Pasco County School System has affirmed that local public schools, as well as the infrastructure required to support current school facilities, are adequate to meet current and projected needs, and that no plans exist for new or expanded school facilities in New Port Richey. Although two new elementary schools are needed in West Pasco, those schools will likely be located in the unincorporated Holiday area, south of the City and in the unincorporated area north of the City.

Nonconforming and Incompatible Uses

Land use conflicts arise when uses are introduced in dissimilar areas without proper buffering. Inconsistent land uses occur primarily in areas where uses are grandfathered and constructed prior to the Comprehensive Plan or zoning regulations. The FLUM and the Land Development Code set forth the appropriate locations and compatibility criteria for land uses to address the potential for land use conflicts. The City's current land development regulations address grandfathering and nonconforming development through control of nonconforming uses. The City will continue to assess inconsistent land uses and resolve through land use reclassifications, as appropriate.

V. Implementation

Designation of Lands for Future Development

Together, future land use and zoning establish the minimum and maximum densities and/or intensities and the permitted use of land. These regulations along with site conditions (e.g., wetlands), availability of infrastructure (i.e., level of service) and character of the surrounding neighborhood, have a bearing on the ultimate development yield of property. These factors and others, such as compatibility with the policies in the Comprehensive Plan, are carefully weighed when a property owner or the City initiates changes to the FLUM. FLUM amendments must also be evaluated by the Florida Department of Community Affairs and other reviewing agencies for consistency with the Comprehensive Plan, Chapter 163, FS, and Rule 9J-5, FAC.

Development Density and Intensity

The methodology for calculating residential density and nonresidential intensity for single use parcels, mixed use parcels and mixed use subdivisions is described below:

Residential Density

Maximum residential density means the number calculated by dividing the total number of dwelling units or residential lots, by the gross acreage expressed in square feet or acres of the development property.

Nonresidential Intensity

The floor area ratio (FAR) for nonresidential intensity means the number calculated by dividing the gross floor area of all structures divided by the gross land area of the development parcel. *Gross floor area* means the sum of the area of each floor of the structure including mezzanines, penthouses, corridors, lobbies, stores, offices, etc., that are enclosed. Included are all stories and areas that have floor surfaces and clear standing headroom of six feet-six inches (6'6"), regardless of use. Excluded are carports, open porches, open breezeways, screened-in porches, or garages with ten (10) parking spaces or less. Half of the gross floor area of garages with more than ten (10) parking spaces shall be counted. The FAR shall be calculated to the nearest one hundredth (0.01).

Mixed Use Lot

The density of a mixed use lot shall be calculated by dividing the total number of dwellings on the lot by the gross land area of the lot. The gross residential density of the lot shall be the maximum dwelling units per acre (DU/a) permitted by the future land use designation, provided the maximum floor area ratio (FAR) of the lot is not exceeded. The FAR of a mixed-use lot shall include all residential and nonresidential floor area and shall not exceed the maximum FAR permitted.

Mixed Use Subdivision

In a mixed use subdivision, the density and FAR shall be calculated for each lot, unless provided otherwise at the time of subdivision approval.

VI. Goals, Objectives and Policies

Introduction

Pursuant to Section 163.3177(6), Florida Statutes, the following represents the Future Land Use Goals, Objectives and Policies of the City of New Port Richey. In addition to statutory requirements, the following goals, objectives and policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. The goals, objectives and policies are intended to address the establishment of the long-term end towards which the land use programs and activities of the community are ultimately directed.

Implementation

Unless otherwise stated, the implementation of objectives and policies contained in this Section shall be through the development, adoption and application of the regulations set forth in the City Code of Ordinances and Land Development Code.

GOAL FLU 1

To promote compatible land uses which will maximize, enhance and preserve New Port Richey's unique and attractive characteristics in a manner consistent with the economic, physical, ecological and social needs, capabilities and desires of the community.

Land Development Regulation

Objective FLU 1.1

Manage future growth and development through the implementation and enforcement of the Land Development Code in a manner consistent with the Comprehensive Plan and Future Land Use Map.

Policies

- FLU 1.1.1 The City shall continue to implement and enforce regulations which recognize the limitations of development in the coastal zone (e.g., vulnerability of tropical storms, topography and soil conditions).
- FLU 1.1.2 To implement this Comprehensive Plan, the City shall continue to implement land development regulations that contain specific and detailed provisions which, at minimum, shall:
- a. Regulate the subdivision of land;
 - b. Ensure that densities shown on the Future Land Use Map are enforced in the Coastal High Hazard Area;
 - c. Ensure that residential subdivisions are designed so that all individual lots have access to the internal street system and lots along the periphery are buffered from major roads and incompatible land uses;

- d. Protect the limited amount of marine wetlands remaining in the community, river floodplains and those lands designated as Preservation or Conservation on the Future Land Use Map;
- e. Regulate signage;
- f. Ensure that all development and/or redevelopment is consistent with Federal flood insurance regulations;
- g. Ensure that all development, where appropriate, is consistent with coastal construction regulations as may be adopted and/or amended by the State of Florida, Pasco County or the City;
- h. Ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering;
- i. Address historically significant properties meriting protection;
- j. Ensure that development orders and permits are issued only when it is documented that such development is consistent with the level of service standards for the affected public facilities adopted by this Comprehensive Plan;
- k. Provide for drainage and stormwater management based on the minimum criteria established by the Florida Department of Environmental Protection, Southwest Florida Water Management District, or the City, whichever is more stringent;
- l. Provide requirements for the provision of open space, and safe and convenient on-site traffic flow and parking requirements;
- m. Encourage the use of drought-tolerant native vegetation in the landscaping of new developments and redevelopment; and
- n. Provide for the control of erosion and runoff from construction sites.

FLU 1.1.3 Future development and redevelopment in the City shall be consistent with the requirements of the Future Land Use Map categories set forth in the companion table to this policy (see Table FLU 1.1.3). Only those land uses, densities and intensities specified for the Future Land Use Map category are permitted unless uses, densities and intensities specified in the zoning regulations are more restrictive. In such cases, the zoning regulations shall prevail.

FLU 1.1.4 The City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned developments, clustering of land uses and mixed use development.

FLU 1.1.5 The City shall amend the Land Development Code to include traditional neighborhood development (TND) standards that provide for:

- a. Neighborhoods that are compact, pedestrian-friendly, and mixed use;
- b. Flexibility enabling market forces to affect housing type and density without compromising neighborhood structure;
- c. Integration of a range of housing into the neighborhood structure;
- d. A range of town squares, parks, and other green spaces distributed in within neighborhoods;

- e. Low-speed roadway design within defined community boundaries;
- f. A local network of roads designed to separate community based trips from long distance through traffic;
- g. Land use patterns that improve transportation efficiency through internal capture; and
- h. Stormwater management that utilizes large surface storage lakes and natural biological treatments systems, rather than incremental isolated ponds.

FLU 1.1.6 The Planned Development District regulations, at minimum, shall address the following:

- a. Allow for creative approaches for development and redevelopment;
- b. Require that more open space be provided than that called for by the strict application of the minimum requirements in the Land Development Code;
- c. Require enhanced architectural design of proposed structures;
- d. Harmonious development of the site in consideration of surrounding areas and community facilities, while providing safe and efficient traffic circulation for both nonmotorized and motorized transportation modes;
- e. Allow for zero lot line, cluster or other efficient lot layout or site design;
- f. Identification of restrictions on proposed permitted or conditional land uses;
- g. Establishment of minimum acreage and dimensional requirements;
- h. Establishment of minimum design, landscaping, buffering and outdoor illumination criteria;
- i. Establishment of procedures for the granting of increased structure height in exchange for increased open space and decreased amounts of impervious surfaces; and
- j. Other provisions as deemed appropriate by the City in keeping with the intent of the Planned Development Districts.

FLU 1.1.7 Prior to application for subdivision or site plan approval, the developer shall participate in a presubmittal meeting with the Community Development Department staff so that staff may provide input during the conceptual formation of a development project and, when appropriate, encourage innovative land development techniques.

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Land Use Overlays				
Center	<ul style="list-style-type: none"> Centers are intended to serve as a focus for community life in one neighborhood, several neighborhoods or the city as a whole. While Centers may differ in form, intensity and function as driven by their FLUM designations and service area, future development in Centers shall be designed to be livable places in accordance with applicable policies in the Livable City Element. 	<ul style="list-style-type: none"> Refer to underlying FLUM category 	<ul style="list-style-type: none"> Refer to underlying land use category 	<ul style="list-style-type: none"> Residential Density: Refer to underlying land use category Intensity: Refer to underlying land use category Locational Criteria: Centers are distributed in appropriate locations to facilitate walking or bicycling accessibility to goods, services or transit from City neighborhoods. Appropriate locations include the ¼-mile radius of major street intersections where one or more streets may be a designated Public Transit Corridor.
Residential Categories				
Low Density Residential-5 (LDR-5)	<ul style="list-style-type: none"> To designate residential areas that are suitable for low density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan. Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Accessory Units Residential Equivalent¹ Public/Semi-Public Recreation/Open Space Urban Agriculture⁴ 	<ul style="list-style-type: none"> Residential Density: A range from 0-5.0 dwelling units per acre. Residential Equivalent: Maximum of 2.0 beds per residential density per acre. Public/Semi-Public: Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-public category is required. Recreation/Open Space: No limitation as to size. Density bonuses and credits may be considered in this category as described in this Plan and the Land Development Code. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
				development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.
Low Density Residential-6 (LDR-6)	<ul style="list-style-type: none"> To designate residential areas that are suitable for low density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan. Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Accessory Dwelling Units Residential equivalent¹ Public/Semi-Public Recreation/Open Space Urban Agriculture⁴ 	<ul style="list-style-type: none"> Residential Density: A range from 0-6.0 dwelling units per acre. Residential Equivalent: Maximum of 2.0 beds per residential density per acre. Public/Semi-Public: Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-public category is required Recreation/Open Space: No limitation as to size. Density bonuses and credits may be considered in this category as described in this Plan and the Land Development Code. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities. Locational Criteria: Future application limited to land to be annexed with same designation within the County.
Low-Medium Density Residential-9 (LMDR-9)	<ul style="list-style-type: none"> To designate residential areas that are suitable for low to medium density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan. 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Accessory Dwelling Units Residential equivalent¹ Public/Semi-Public 	<ul style="list-style-type: none"> Residential Density: A range from 0-9.0 dwelling units per acre. Residential Equivalent: Maximum of 2.0 beds per residential density per acre. Public/Semi-Public: Maximum of 2.0 acres otherwise a Future Land Use Map amendment to

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
	<ul style="list-style-type: none"> Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 		<ul style="list-style-type: none"> Recreation/Open Space Urban Agriculture⁴ 	<ul style="list-style-type: none"> the Public/Semi-public category is required Recreation/Open Space: No limitation as to size. Density bonuses and credits may be considered in this category as described in this Plan and the Land Development Code. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities. Locational Criteria: Future application limited to land to be annexed with same designation within the County.
<p>Low Medium Density Residential-10 (LMDR-10)</p>	<ul style="list-style-type: none"> To designate residential areas that are suitable for low to medium density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan. Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> Residential 	<ul style="list-style-type: none"> Accessory Dwelling Units Residential equivalent¹ Public/Semi-Public Recreation/Open Space Urban Agriculture⁴ 	<ul style="list-style-type: none"> Residential: A range from 0-10.0 dwelling units per acre. Residential Equivalent: Maximum of 2.0 beds per residential density per acre. Public/Semi-Public: Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-public category is required. Recreation/Open Space: No limitation as to size. Locational Criteria: Future application limited to land to be annexed with same designation within the County.

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Medium Density Residential-14 (MDR-14)	<ul style="list-style-type: none"> ▪ To designate residential areas that are suitable for medium density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan. ▪ Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> ▪ Residential 	<ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Residential equivalent¹ ▪ Public/Semi-Public ▪ Recreation/Open Space ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Residential: A range from 0-14.0 dwelling units per acre. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Public/Semi-Public: Maximum of 2.0 acres; otherwise, a FLUM amendment to the Public/Semi-Public category is required. ▪ Recreation/Open Space: No limitation as to size.
Medium Density Residential-20 (MDR-20)	<ul style="list-style-type: none"> ▪ To designate residential areas that are suitable for medium density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan. ▪ Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> ▪ Residential 	<ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Residential equivalent¹ ▪ Public/Semi-Public ▪ Recreation/Open Space ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Residential: A range from 0.0-20.0 dwelling units per acre. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Public/Semi-Public: Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-public category is required. ▪ Recreation/Open Space: No limitation as to size.
High Density Residential-24 (HDR-24)	<ul style="list-style-type: none"> ▪ To designate residential areas that are suitable for high density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan. ▪ Provide a mix of housing that responds to the City's changing household demographics (e.g., age, 	<ul style="list-style-type: none"> ▪ Residential 	<ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Residential equivalent¹ ▪ Public/Semi-Public ▪ Recreation/Open Space ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Residential: A range from 0.0-24.0 dwelling units per acre. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Public/Semi-Public: Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-public category is required. ▪ Recreation/Open Space: No limitation as to size. ▪ Locational Criteria: Future application limited to

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
	household formation/size, income, etc.).			land to be annexed with same designation within the County.
High Density Residential-30 (HDR-30)	<ul style="list-style-type: none"> ▪ To designate residential areas that are suitable for high density residential development that respects the character and vision of the neighborhood as articulated in the applicable Neighborhood Plan. ▪ Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> ▪ Residential 	<ul style="list-style-type: none"> ▪ Accessory Dwelling Units ▪ Residential equivalent¹ ▪ Public/Semi-Public ▪ Recreation/Open Space ▪ Neighborhood-scale Commercial ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Residential: A range from 0.0-30.0 dwelling units per acre. ▪ Intensity: A range from 0.0-0.4 FAR; maximum lot coverage of 45%; and maximum building height of 35 feet. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Public/Semi-Public: Maximum of 2.0 acres; otherwise, a FLUM amendment to the Public/Semi-public category is required. ▪ Recreation/Open Space: No limitation as to acreage or intensity. ▪ Non-residential Use: Maximum lot coverage of 0.60 and maximum building height of 35 feet. ▪ Locational criteria: This category is well suited for areas in proximity to commercial and employment centers; public transit corridors, bicycle and pedestrian facilities; and public parks or open space. ▪ Non-residential uses shall be of a manner designed to provide neighborhood-serving, neighborhood-scale, convenience commercial goods and services, and to recognize such areas as primarily well-suited for neighborhood commercial uses consistent with the need, scale, and character of the neighborhood in which they are located.

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Mixed Use Categories				
Downtown (D)	<ul style="list-style-type: none"> To encourage and maintain the redevelopment of Downtown as the financial, commercial, governmental, cultural and recreational center of West Pasco through continued enhancement to its multi-modal accessibility, appearance, historic resources, utilization and facilities. Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). 	<ul style="list-style-type: none"> Residential Transient Accommodation Office Retail Public/Semi-Public Recreation/Open Space 	<ul style="list-style-type: none"> Residential Equivalent¹ Urban Agriculture⁴ 	<ul style="list-style-type: none"> Residential: A range from 5.0-15.0 dwelling units per acre Intensity: A range from 0.0-2.0 FAR. Residential Equivalent: Maximum of 2.0 beds per residential density per acre. Sites greater than 1.0 acre shall be required to incorporate a residential component. Residential developments shall include ground floor retail uses.
Downtown Core (DC)	<p>In addition to those purposes identified for the Downtown future land use category, the purpose of the Downtown Core category is to:</p> <ul style="list-style-type: none"> Encourage the best use of the premium location and to strengthen the city's core. Provide for a critical mass of residential and non-residential uses that support a resilient and sustainable urban center. Provide for a functional mix of downtown-appropriate development that offers a high-quality public realm with interesting places to live, work, and socialize. 	<ul style="list-style-type: none"> Residential Transient Accommodation Retail Service Office 	<ul style="list-style-type: none"> Public/Semi-Public Recreation/Open Space Residential Equivalent¹ Urban Agriculture⁴ 	<ul style="list-style-type: none"> Residential: 10 - 30.0 dwelling units per acre. Intensity: 0.0 - 2.0 FAR. Residential Equivalent: Maximum of 2.0 beds per residential density per acre. Sites greater than 1.0 acre are required to incorporate a residential component. Ground floor retail uses are encouraged. Sites located within the Coastal High Hazard Area may not include a residential component that is greater in density than allowed by the site's former land use designation unless development rights for the additional increment of density have been approved through the City's Coastal Transfer of Development Rights program. Any increase in density exceeding that permitted by a site's existing zoning must be based, in part,

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
				upon a finding that the proposed change is compatible with the existing uses, density, intensity, and scale of development in the surrounding area.
Residential/ Office (R/O)	<ul style="list-style-type: none"> ▪ To designate areas suitable medium density residential and office development. ▪ Designated areas are determined to be appropriate for such uses due to market demands and availability of adequate community facilities. ▪ In order to encourage a true mix of uses and encourage the development of residential in conjunction with office uses, residential development can be guided by either the allowable density or floor area ratio (FAR), whichever calculation is more beneficial to the development. This concept permits residential uses to be competitive with office uses. ▪ Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). ▪ R/O shall be considered a preferred land use category to delineate "centers" within the community. 	<ul style="list-style-type: none"> ▪ Residential ▪ Office 	<ul style="list-style-type: none"> ▪ Residential Equivalent¹ ▪ Public/Semi-Public ▪ Recreation/Open Space ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Residential Use: A range from 5.0-10.0 dwelling units per acre. ▪ Intensity: A range from 0.0-0.4 FAR; maximum lot coverage of 45%; and maximum building height of 35 feet. ▪ Sites greater than 11,000 square feet are strongly encouraged to contain a residential component. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Public/Semi-Public: Shall not exceed a maximum of 3.0 acres without requiring an amendment to the Future Land Use Map. ▪ Recreation/Open Space - No limitation as to size. ▪ Future application of the R/O category in the CHHA shall not include a residential component unless density associated with the "Coastal Transfer of Development Rights" program has been applied, or the former land use category provided for residential use. In the latter case, the residential density of the previous land use category shall carry forward.

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Residential/ Office/Retail (R/O/R)	<ul style="list-style-type: none"> ▪ To designate areas suitable for medium density residential, office and commercial development. ▪ Designated areas are determined to be appropriate for such uses due to market demands and availability of adequate community facilities. ▪ In order to encourage a true mix of uses and encourage the development of residential in conjunction with office and commercial uses, residential development can be guided by either density or the floor area ratio (FAR), whichever calculation is more beneficial to the development. This concept permits residential uses to be competitive with commercial and office uses. ▪ Provide a mix of housing that responds to the City's changing household demographics (e.g., age, household formation/size, income, etc.). ▪ R/O/R shall be considered a preferred land use category to delineate "centers" within the community. 	<ul style="list-style-type: none"> ▪ Residential ▪ Office ▪ Retail 	<ul style="list-style-type: none"> ▪ Residential equivalent¹ ▪ Public/Semi-Public ▪ Recreation/Open Space ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Residential Use: A range from 5.0-10.0 dwelling units per acre. ▪ Intensity: A range from 0.0-0.4 FAR; maximum lot coverage of 60%; and maximum building height of 60 feet. ▪ Sites greater than 25,000 square feet are strongly encouraged to have a residential component. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Transient Accommodation: Maximum of 10.0 units per acre. ▪ Public/Semi-Public: Maximum of 3.0 acres without requiring an amendment to the Future Land Use Map. ▪ Recreation/Open Space - No limitation as to size. ▪ Future application of the R/O category in the CHHA shall not include a residential component unless density associated with the "Coastal Transfer of Development Rights" program has been applied, or the former land use category provided for residential use. In the latter case, the residential density of the previous land use category shall carry forward.

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Commercial Categories				
General Commercial (CG)	<ul style="list-style-type: none"> To designate areas appropriate for the development and maintenance of a general commercial environment. This land use category is designed to support a wide variety of retail, consumer-oriented and general commercial uses and activities and professional and personal services in close proximity to major thoroughfares and residential concentrations. 	<ul style="list-style-type: none"> Office Retail Transient accommodation 	<ul style="list-style-type: none"> Public/semi-public Recreation/Open space Urban Agriculture⁴ 	<ul style="list-style-type: none"> Maximum floor area ratio: 0.50 Maximum building height: 35 feet. Public/Semi-Public - Maximum of 3.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-public category is required. Recreation/Open Space: No limitation as to size.
Highway Commercial (HC)	<ul style="list-style-type: none"> To designate areas suitable for heavy or intensive commercial uses along US 19. General commercial and office uses are also permitted. Due to the potential conflict between heavy or intensive commercial activity and residential development, residential uses are discouraged except in appropriate locations and in conjunction with a planned development district zoning. While permitting intense commercial activity, the land use category also recognizes the importance of protecting abutting development of a less intense nature. 	<ul style="list-style-type: none"> Heavy Commercial General Commercial Office Transient Accommodation Wholesale/distribution and storage/warehouse Residential (if outside) 	<ul style="list-style-type: none"> Public/semi-public Recreation/Open space Research/development Small-scale light manufacturing/assembly. Residential (with exceptions)** Urban Agriculture⁴ 	<ul style="list-style-type: none"> Maximum floor area ratio: 2.00. Maximum building height: 75 feet. Residential Equivalent: Maximum of 3.0 beds per residential density per acre. Transient Accommodation: Maximum of 25 units per acre. Residential Use: A range from 0.0-30.0 dwelling units per acre.** Public/Semi-Public - Maximum of 3.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-public category is required. Recreation/Open Space: No limitation as to size. Research/development, small-scale light manufacturing/assembly, storage/warehouse dependent on the relationship between the proposed use and the following: <ul style="list-style-type: none"> Neighboring uses and the character of the commercial area in which it is to be located;

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
				<ul style="list-style-type: none"> - Noise, solid waste, and air quality emission standards; - Hours of operation; - Traffic generation; and - Parking, loading, storage, and service provisions. - In no case shall such use exceed 1.0 acre without requiring an amendment to the Industrial Future Land Use Category. <p>**The application of residential uses in the HC category within the CHHA shall be prohibited unless Coastal Transfer of Development Rights program density credits have been assigned by the City.</p>
Industrial Category				
Light Industrial (LI)	<ul style="list-style-type: none"> ▪ To recognize areas suitable for industrial uses excluding those uses associated with adverse environmental impacts (e.g., noise, smoke, dust, or vibration). 	<ul style="list-style-type: none"> ▪ Light Warehousing ▪ Wholesaling ▪ Manufacturing ▪ Processing 	<ul style="list-style-type: none"> ▪ Ancillary Retail ▪ Ancillary Office ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Maximum floor area ratio: 0.50. ▪ Maximum building height: 35 feet. ▪ Retail uses within any planned industrial distribution or office park shall be limited to 15% of the net project acreage. ▪ In order to ensure compatibility with abutting land uses, the fringes of this land use category shall be buffered.

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
Urban Support Categories				
Recreation/ Open Space (ROS)	<ul style="list-style-type: none"> ▪ To provide for open space and recreational facilities spatially distributed throughout the community that: <ul style="list-style-type: none"> - Recognize the recreational value of the natural environment; - Provide relief from the urban environment; and - Provide adequate active and passive recreational areas for the residents of the City and citizens from surrounding areas. 	<ul style="list-style-type: none"> ▪ Active and passive, indoor and outdoor recreational uses ▪ Parks ▪ Open space ▪ Recreation Centers 	<ul style="list-style-type: none"> ▪ Ancillary residential use (e.g., caretaker residence) ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Ancillary Residential Use: A range from 0.0-1.0 dwelling unit per acre. ▪ Maximum lot coverage: 80%. ▪ Maximum building height: 35 feet.
Conservation (CON)	<ul style="list-style-type: none"> ▪ To recognize the significance of natural areas to community sustainability. This designation is generally appropriate for areas with significant natural features or ecological functions. Guidance may be sought from appropriate federal or state agencies in the identification and delineation of such areas. 	<ul style="list-style-type: none"> ▪ Conservation and preservation use of natural lands 	<ul style="list-style-type: none"> ▪ Ancillary residential use (e.g., caretaker residence). 	<ul style="list-style-type: none"> ▪ Ancillary Residential Use: A range from 0.0-1.0 dwelling unit per acre. ▪ Maximum lot coverage: 5%. ▪ Maximum building height: 25 feet.
Public/Semi-Public (P/SP)	<ul style="list-style-type: none"> ▪ To show those major government-owned facilities, and other public uses, existing or proposed. This category also accommodates semi-public uses such as private establishments generally available for public use. 	<ul style="list-style-type: none"> ▪ Municipal buildings, operations and activities ▪ Community facilities including schools, hospitals, medical clinics; religious facilities, cemeteries, adult 	<ul style="list-style-type: none"> ▪ Residential equivalent² ▪ Recreation/open space ▪ Ancillary residential use ▪ Urban Agriculture⁴ 	<ul style="list-style-type: none"> ▪ Ancillary Residential Use: A range from 0.0-1.0 dwelling unit per acre. ▪ Residential Equivalent: Maximum of 3.0 beds per residential density per acre. ▪ Maximum floor area ratio: 2.00. ▪ Maximum building height: 60 feet. ▪ Locational criteria: Due to the broad spectrum of public service levels and accessibility requirements as the intensity of use varies, each

**Table FLU 1.1.3
Future Land Use Map Categories
New Port Richey 2020 Comprehensive Plan**

FLUM Category	Purpose	Uses		Gross Density / Intensity and Locational Criteria
		Primary	Secondary	
		living facilities, nursing homes, child day care, fraternal organizations and civic organizations ▪ Utilities ▪ Rights-of-way ▪ Other similar uses		use must be evaluated and located on the basis of its individual merits. These uses are generally appropriate to locations where health, public safety, civic, religious and like institutional uses are required to serve the community and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.

NOTES:

1. Residential Equivalent: A residential-like accommodation other than a dwelling unit, including group home, congregate care, nursing home, and comparable assisted living facilities.
2. Land uses and intensities specified in future land use category are permitted unless the applicable zoning district uses and intensities are more restrictive. In all cases, the more restrictive regulation shall prevail.
3. Lot coverage refers to building coverage only.
4. Urban Agriculture: Agricultural activity, including the cultivation, processing and distribution of plants and other food products. This use may include horticulture, indoor crop production (including aeroponic, aquaponic or hydroponic systems) and wholesale and/or retail sales. The raising and processing of livestock is prohibited.

[This page intentionally left blank.]

Residential Development

Objective FLU 1.2

Maintain the integrity and quality of life, in existing residential areas through decision making that promotes traditional neighborhood development, family-orientation and “small town” character.

Policies

FLU 1.2.1 The Land Development Code shall be enforced to ensure that:

- a. Residential areas are located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors and noise; and
- b. Residential land uses are encouraged in a manner which is compatible with the type and scale of surrounding land uses.

FLU 1.2.2 The City shall encourage a balanced land use mix providing for a variety of housing styles, densities and open space.

FLU 1.2.3 The City shall, through the enforcement of all applicable laws and regulations and the provision of a variety of residential zoning categories, encourage opportunities for all citizens to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary discrimination.

FLU 1.2.4 Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.

FLU 1.2.5 The conservation, maintenance and rehabilitation of existing residential areas shall be encouraged.

FLU 1.2.6 The City shall develop neighborhood plans that identify neighborhood needs, character and strategies for neighborhood preservation and positive change. It is envisioned that community-based neighborhood planning efforts will create a sense of ownership and responsibility for residents. At minimum, the following shall be considered when developing neighborhood plans:

- a. Gateway features or distinctive signage at major neighborhood entrances.
- b. Provision of open space for active and passive uses.
- c. Reuse of the alley system for mobility enhancement.
- d. Planting of regularly spaced shade trees on key streets to encourage pedestrian activity year-round.
- e. Sidewalk connectivity within and external to the neighborhood, especially sidewalks which link residential area to schools.

FLU 1.2.7 The City shall discourage the development or redevelopment of mobile homes in areas within a flood zones, especially where dwelling units are not raised and supported above flood elevation.

Commercial Development

Objective FLU 1.3

Design commercial development that is compatible with environmental and economic resources, to enhances access and circulation, results in a positive and attractive built environment and will be in keeping with the needs and character of the community.

Policies

- FLU 1.3.1 In order to minimize incompatibility when residential and commercial uses share a common boundary, the Land Development Code shall require the installation of buffering, as appropriate, where there is a change of use or increase in intensity. The following will be considered in determining the type and extent of buffering:
- a. Character of the surrounding neighborhoods;
 - b. Hours of operation;
 - c. Location of parking, loading, and storage facilities; and
 - d. Other characteristics unique to the particular business.
- FLU 1.3.2 The City shall promote commercial development that serves to maintain or enhance the economic health of the City, and to increase job opportunities, per capita income and convenience for residents.
- FLU 1.3.3 Commercial land uses shall be located in a manner which ensure the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.
- FLU 1.3.4 The Land Development Code shall ensure that all commercial areas are located and designed so as to enhance safety by providing adequate off-street parking and loading areas and by separating pedestrian and vehicular traffic.
- FLU 1.3.5 Strip commercial development that compounds traffic and land use conflicts is strongly discouraged.
- FLU 1.3.6 Ancillary commercial uses around shopping centers shall be clustered to assure compatibility with existing centers and minimize traffic problems and land use conflicts.
- FLU 1.3.7 The City, in cooperation with the Florida Department of Transportation and Pasco County, shall minimize the amount of direct access onto major roads by controlling the number and location of curb cuts through the establishment of criteria within the Land Development Code.

Adequate Public Facilities and Services

Objective FLU 1.4

Ensure that new development and redevelopment does not result in a reduction of the adopted level of service standards for public facilities and services.

Policies

- FLU 1.4.1 The City shall continue to require development to be located in areas where urban services are available or will be provided while maintaining the adopted level of service standards concurrent with the impacts of development as outlined in the Capital Improvements Element, or otherwise comply with the policy requirements for by the Transportation Concurrency Exception Area as related to mobility improvements.
- FLU 1.4.2 Recognizing the limitations of groundwater resources in meeting regional water needs, the City shall continue to coordinate with Tampa Bay Water and the Southwest Florida Water Management District to ensure that the potable water supply is adequate to serve new development.
- FLU 1.4.3 The development of residential, commercial and industrial land shall be timed and staged in conjunction with provision of supporting community facilities (e.g., streets, utilities, police and fire protection, emergency medical service and public schools).
- FLU 1.4.4 Public facilities and utilities shall be located to maximize the efficiency of services provided; to minimize their costs; and to minimize their impacts on the natural environment.
- FLU 1.4.5 All residential developers shall contribute toward the cost of new recreational land and facilities, according to the need that will be generated by their development.
- FLU 1.4.6 The City shall promote land use patterns that maximize investments in public facilities and services (e.g., maintaining planned land use intensities adjacent to Public Transit Corridors).
- FLU 1.4.7 All changes to the transportation system in the City shall be consistent with the adopted Future Land Use Map. Conversely, all land use changes shall be consistent with the transportation system's ability to support the impacts associated with land use changes as defined within areas subject to concurrency and as otherwise specified in the Transportation Concurrency Exception Area;
- FLU 1.4.8 The City shall discourage amendments to the Future Land Use Map which would reduce the efficient functioning of transportation facilities. The designated Transportation Concurrency Exception Area shall meet this requirement through implementation of the TCEA strategies set forth in the Transportation Element that prioritize multimodal mobility.

- FLU 1.4.9 Through enforcement of the Land Development Code regulations, the City shall continue to ensure that the transportation facilities function safely and effectively to meet the level of service requirements within the Transportation and Capital Improvements elements or the provisions of the Downtown Transportation Concurrency Exception Area by:
- a. Limiting curb cuts on arterial roads, providing for common access points, and ensuring safe and convenient on-site and inter-parcel circulation.
 - b. Concentrating proposed commercial development around major roadway intersections, and discouraging proposals that would increase the frontage of existing commercial strips.
 - c. Locating higher intensity uses where transportation facilities and services can provide the most efficient access.
 - d. Incorporating “pedestrian-friendly” design principles in new development projects, as described in the Transportation Element.
 - e. Implementing the objective and policies of the Transportation Concurrency Exception Area in the Transportation Element.
- FLU 1.4.10 The land use pattern shall serve to minimize travel requirements and shall encourage increased use of public transit and walking and bicycling to support the City’s multi-modal transportation system citywide and, particularly, within the Transportation Concurrency Exception Area.

Redevelopment

Objective FLU 1.5

Address needs for the rehabilitation, conservation and redevelopment within the City through the appointment of a Community Redevelopment Agency.

Policies

- FLU 1.5.1 The Community Redevelopment Agency shall pursue redevelopment opportunities in accordance with the provisions of Part III, Chapter 163, FS.
- FLU 1.5.2 The City Council shall continue to function as the Community Redevelopment Agency pursuant to Part III, Chapter 163, FS.
- FLU 1.5.3 The provisions of the Land Development Code shall be utilized by the Community Redevelopment Agency to carry out its redevelopment efforts.
- FLU 1.5.4 Through site plan review, redevelopment shall occur in a manner to minimize disruption within the community and relocation of residents, and to ensure the compatibility of land uses.

Mixed Use Development

Objective FLU 1.6

Use mixed use land use categories as a means of maintaining small town character and promoting efficient land use and transportation patterns.

Policies

- FLU 1.6.1 In order to encourage the best use of the Highway Commercial, General Commercial, Downtown, Downtown Core, Residential/Office and Residential/Office/Retail land use categories, the City shall establish incentives which enhance the opportunities for mixed use development in these categories.
- FLU 1.6.2 As deemed appropriate, the City shall implement the the Main Street Program Four-Point Approach to business district revitalization which includes organization, promotion, design and economic restructuring working together toward a sustainable and comprehensive revitalization effort.
- FLU 1.6.3 The Land Development Code shall stipulate that site plan approval by the City Council is required for any development proposal within the Residential/Office and Residential/Office/Retail land use categories, other than single-family detached residential.
- FLU 1.6.4 The New Port Richey Redevelopment Plan shall, at minimum, address the following issues:
- a. Enhancement of the retail component of the downtown through the attraction of complementary retail activity and uses;
 - b. Protection and enhancement of the historic character of the downtown by assisting in the renovation of existing buildings and providing design guidelines for renovation and new construction;
 - c. Recognition of the role of the downtown as the cultural and entertainment focal point of the City;
 - d. Preservation of the integrity and natural setting of Sims Park;
 - e. Extension of the natural setting offered by the Pithlachascotee River and Sims Park by the use of streetscape;
 - f. Adoption and enforcement of land use regulations which encourage downtown land uses which contribute to a vibrant, consumer-oriented atmosphere, without sacrificing the area's historic character;
 - g. Review of the Land Development Code to ensure expedited review of quality, mixed use activities in the downtown;
 - h. Reduction of confusion and visual clutter through the control of the size, placement and related aspects of signage;
 - i. Assurance of safe and efficient traffic flow to and from the downtown and surrounding areas; and

- j. Enhancement of bicycle and pedestrian safety, including new facilities for bicyclists and pedestrians;
 - k. Assurance of the adequate provision of public parking and the compatibility of public and private parking facilities with surrounding land uses.
- FLU 1.6.5 The City may allow bed and breakfast facilities in certain locations, based upon compatibility with surrounding land uses.
- FLU 1.6.6 The City shall encourage the use of the river waterfront through enhanced public facilities.
- FLU 1.6.7 To encourage mixed use development, the allowable gross density and intensity for properties that are contiguous and under unified control may be blended and shifted on an acre-per-acre basis. This density and intensity blending provision is subject to the following conditions and limitations:
- a. Development or redevelopment on the portion of site adjacent to an existing residential use must be compatible with residential use; and
 - b. Development or redevelopment must follow Traditional Neighborhood Design principles in the Livable City Element, especially those related to human scale and walkability.

Industrial Development

Objective FLU 1.7

Implement the industrial land use regulations, as contained in the adopted Land Development Code.

Policies

- FLU 1.7.1 Industrial land uses shall be restricted to those areas which have adequate transportation services for needed labor supply, materials and product shipment.
- FLU 1.7.2 Industrial land uses shall be encouraged and protected where they will be compatible with surrounding land uses.
- FLU 1.7.3 Supporting and complementary industries and ancillary commercial services should be located in proximity to each other to accomplish a linkage between industries and services.
- FLU 1.7.4 The Land Development Regulations Code provisions shall require the buffering of abutting incompatible land uses from such nuisances as glare, loading docks, etc.
- FLU 1.7.5 Retail activities shall be excluded from the Industrial Land Use Category except where specifically provided by Code.

Incompatible Uses

Objective FLU 1.8

Provide for the elimination of all land uses that are incompatible with the community character.

Policies

- FLU 1.8.1 Those activities existing as of June 29, 1989, the effective date of this Comprehensive Plan which were conforming prior to such adoption and have now been rendered nonconforming, shall be considered grandfathered legally nonconforming uses, as defined in the Land Development Code.
- FLU 1.8.2 Regulations for the buffering of nonconforming land uses shall be set forth in the Land Development Code.
- FLU 1.8.3 Natural disaster-related replacement or reconstruction of an existing residential use, including an assisted living facility or similar special care facility, at the nonconforming density shall be permitted only in accordance with the following:
- a. Natural disaster shall be defined as damage caused by water, wind, fire or other event considered an act of God and not the purposeful or illegal act of any person;
 - b. Replacement of the nonconforming density shall require utilization of the Planned Development District zoning process and shall be subject to the discretion authority afforded the City Council under that district;
 - c. Replacement of nonconforming density shall be allowed on the basis of no more than one (1) dwelling unit for each dwelling unit destroyed or rendered unusable by a natural disaster or no more than one (1) bed for each bed in existence prior to a natural disaster, whichever is appropriate to the residential use;
 - d. A site plan is submitted along with a development order application within 180 days from the time damage was sustained due to a natural disaster;
 - e. Construction must be started within 180 days from the time a development order is approved; and
 - f. Compliance with all other applicable provisions of the Comprehensive Plan and Land Development Code.
- FLU 1.8.4 Following damage to legally nonconforming uses resulting from natural disaster, the City shall consider appropriate and/or innovative provisions for redevelopment such as variances to dimensional requirements (e.g., height, setback, open space).
- FLU 1.8.5 The reconstruction of any legally nonconforming structure shall adhere to the development regulations (local, state, or federal) in effect at the time the Development Order is issued.

FLU 1.8.6 No policies under Objective FLU 1.8 shall be considered to grant to any legally recognized nonconforming use privileges beyond those set forth in this Comprehensive Plan.

Cultural Resource Protection

Objective FLU 1.9

Continue efforts to identify and protect significant historical and architectural resources in the City.

Policies

FLU 1.9.1 The City shall ensure that architecturally significant and historical resources are protected through designation under Federal, State or local historic preservation programs.

FLU 1.9.2 The Land Development Regulations shall, through incentives, encourage the adaptive reuse or rehabilitation of historic or architecturally significant structures.

Natural Resource Protection

Objective FLU 1.10

Protect natural resources from development activities.

Policies

FLU 1.10.1 Through enforcement of the Land Development Regulations Code and cooperative activities with Pasco County, the Southwest Florida Water Management District, and other state and federal agencies, unique and/or irreplaceable natural resources shall be protected from the adverse effects of development, except in cases of overriding public interest.

FLU 1.10.2 Development review criteria shall include soil suitability.

FLU 1.10.3 Although limited natural resources remain in the City, every effort shall be taken to protect these resources as follows:

- a. Species of flora and fauna existing in the City and identified as endangered, threatened or species of special concern, as defined by Federal Law or Florida Statutes, shall be protected through compliance with appropriate Federal and State regulations;
- b. Recreational development shall be compatible with the surrounding environment and shall be subject to performance standards adopted in the Land Development Code;
- c. The clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted; and

- d. All applications for development approval within those areas identified as marine wetland and riverine floodplain shall be subject to site plan review.

FLU 1.10.4 The Land Development Code shall ensure the protection of coastal vegetative communities and coastal wildlife habitats from the adverse effects of development.

FLU 1.10.5 The Land Development Code shall include provisions which addresses and limits activities with the potential to contaminate water, soil or air.

FLU 1.10.6 Dredge and fill activities shall be conducted only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the surrounding environment.

FLU 1.10.7 The City, through the implementation of Land Development Code, shall promote appropriate land use practices compatible with floodplain areas and provide for performance standards which, at a minimum, require that:

- a. To the maximum extent legally possible, new development shall not be located in river floodways, the area of highest velocity during flow;
- b. New development permitted in the flood fringe, the area of the floodplain outside the floodway, shall be required to meet flood hazard construction requirements;
- c. Development along the Pithlachascotee River floodplain shall be low density residential with adequate setbacks to maintain any existing areas of natural habitat; and
- d. The prevention of erosion, retardation of runoff and protection of natural functions and values of the floodplain be considered while promoting public usage.

FLU 1.10.8 The City shall require development/redevelopment proposals to be consistent with the performance standards regulating development within the designated floodplain.

FLU 1.10.9 The Land Development Code shall contain provisions whereby development within the Low Density Residential Land Use Category, where said category abuts the Pithlachascotee River, is restricted through the establishment of an appropriate zoning district.

Utilities

Objective FLU 1.11

Ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policies

- FLU 1.11.1 The City shall assure that adequate land is available for the maintenance of those public utility facilities provided by the City necessary to support proposed development.
- FLU 1.11.2 The City will cooperate with those public utilities providing service to the community to assure that adequate land is available for those facilities.
- FLU 1.11.3 Public facilities and utilities shall be located so as to maximize the efficiency of services provided and to minimize cost and impacts on the natural environment.
- FLU 1.11.4 The City shall require underground placement of electric, telephone and other utility lines in conjunction with new development or redevelopment unless demonstrated to be unfeasible.

Intergovernmental Coordination

Objective FLU1.13

Improve communication, cooperation and coordination between the City and appropriate governments, districts and agencies to mitigate the potential negative impacts of development and redevelopment activities.

Policies

- FLU 1.13.1 The City of New Port Richey will continue to ensure that development/redevelopment is compatible with that taking place in the City of Port Richey and Pasco County.
- FLU 1.13.2 Development orders or permits shall be reviewed for consistency with the comprehensive plans of the City of Port Richey and Pasco County.
- FLU 1.13.3 The City shall work with the Pasco County School System to meet the land use related needs of the public schools located within its boundaries.
- FLU 1.13.4 As necessary, the City shall review and amend coordination mechanisms with Pasco County, the Pasco County Metropolitan Planning Organization, Tampa Bay Water, Tampa Bay Regional Planning Council, SWFWMD, and other state and regional agencies to ensure a comprehensive assessment of the impact of development proposals and annexations.
- FLU 1.13.5 Through coordination and cooperation with the Florida Department of Transportation, the Pasco County Metropolitan Planning Organization, Pasco County, and the City of Port Richey, the City shall endeavor to transform and enhance the character and function of obsolete strip commercial land uses within the US 19 corridor.

FLU 1.13.6 In recognition of the importance of the Pithlachascotee River to the overall health and welfare of the City, close coordination with Pasco County and its planning efforts regarding the River shall be encouraged.

FLU 1.13.7 As necessary, the City shall establish procedures which guarantee coordination with the appropriate resource planning and management plan prepared pursuant to Chapter 380, FS.

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.

FLU 1.14.2 The City shall pursue the annexation of unincorporated enclaves which still exist within the City limits.

GOAL FLU 2

To establish Transportation Currency Exception Areas to reduce the adverse impact transportation concurrency may have on urban infill development, redevelopment and the achievement of the City's redevelopment goals, and to encourage a wide range of planning strategies for enhancing livability and overall quality of life in the City.

Downtown TCEA

Objective FLU 2.1

Designate Downtown New Port Richey as a Transportation Concurrency Exception Area (TCEA) to reduce the adverse impact transportation concurrency may have on the achievement of New Port Richey Redevelopment Plan goals and objectives, and to implement and fund mobility, urban design, mixed uses and network connectivity strategies to address transportation needs within the Downtown TCEA.

Policies

FLU 2.1.1 The City shall monitor the success of the TCEA to ensure that the area is achieving its redevelopment purpose. The monitoring will include the amount of redevelopment by land use, implementation of mobility strategies, and adoption of

design manuals. In addition, the City will evaluate the strategies to determine whether modifications to the TCEA are necessary.

FLU 2.1.2 The City shall consider the potential impacts of new development in the Downtown TCEA on US 19, a Florida Strategic Intermodal System facility.

GOAL FLU 3

The City, in cooperation with Pasco County and the City of Port Richey, shall continue to maintain a comprehensive municipal hurricane 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.

Coastal Transfer of Development Rights Program

Objective FLU 3.2

The City of New Port Richey shall continue to implement the adopted Coastal Transfer of Development Rights program to:

- Assist suitable redevelopment within the Coastal High Hazard Area;
- Protect environmentally-sensitive lands within the Coastal High Hazard Area;
- Redistribute residential development rights allocated by the Future Land Use Map in accordance with objectives CME 2.1, CME 2.2, CME 2.3, and CME 3.4 and their supporting policies; and
- Implement hazard mitigation strategies.

Policies

- FLU 3.2.1 The Coastal Transfer of Development Rights program adopted by the City shall be consistent with the requirements of Florida Statutes Section 163.3178 (Coastal Management).
- FLU 3.2.2 The City shall create an “entitlement bank” where severed residential development rights from City-owned land are deposited for the purposes of implementing the Coastal Transfer of Development Rights program.
- FLU 3.2.3 As part of the Coastal Transfer of Development Rights program, the City shall sever all or part of the residential development rights allocated by the Future Land Use Map on City-owned property and deposit those development rights into the entitlement bank for use in furthering the growth management goals of the City.
- FLU 3.2.4 Development rights authorized by the Future Land Use Map on lands owned by the City within the Coastal High Hazard Area are transferable to designated receiving lands within the Coastal High Hazard Area.
- FLU 3.2.5 The residential development rights allocated by the Future Land Use Map in the Coastal High Hazard Area shall not be exceeded.
- FLU 3.2.6 In no case shall residential development rights from areas outside the Coastal High Hazard Area be transferred into the Coastal High Hazard Area.
- FLU 3.2.7 A Coastal Transfer of Development Rights Conditional Use Permit shall be required to utilize residential development rights in the Coastal High Hazard Area.
- FLU 3.2.8 The Coastal Transfer of Development Rights Conditional Use Permit at a minimum shall:
- a. Specify the number of transferable development rights;
 - b. Include a build-out date;
 - c. Include a final physical development plan;
 - d. Include a final architectural plan;
 - e. Include a list and schedule for capital improvements necessary (if any) to maintain level of service; and
 - f. Include development conditions or exactions required by the City.
- FLU 3.2.9 The Coastal Transfer of Development Rights Conditional Use Permit shall not be transferable.
- FLU 3.2.10 The Coastal Transfer of Development Rights Conditional Use Permit shall be project specific and shall not automatically transfer to a new development project or property owner in the event of the sale of the property.
- FLU 3.2.11 The density proposed for a project participating in the Coastal Transfer of Development Rights program shall be compatible with the density of surrounding development.

- FLU 3.2.12 The build-out date associated with a Coastal Transfer of Development Rights Conditional Use Permit may be extended by the City Council.
- FLU 3.2.13 Sending lands are defined as City-owned lands where residential development rights may be severed in all or part for the purposes of transferring development rights to other parcels within the Coastal High Hazard Area.
- FLU 3.2.14 Sending lands shall be designated on the Future Land Use Map by a non-residential land use and used for public parks, flood control and mitigation, open space, and appropriate redevelopment, as determined by the City.
- FLU 3.2.15 Sending lands from which residential development rights have been severed shall remain under the ownership of the City.
- FLU 3.2.16 Sending lands shall be designated on Map FLU-11 Coastal Transfer of Development Rights Sending Areas of the Future Land Use Map Series.
- FLU 3.2.17 Sending lands shall not include:
- a. Lands that are wholly included in wetlands;
 - b. Lands that are seaward of the Coastal Construction Control line; or
 - c. Lands that are privately owned.
- FLU 3.2.18 Receiving lands shall be lands within the Coastal High Hazard Area that have been identified as being most appropriate for development and to which residential development rights from the City entitlement bank may be transferred.
- FLU 3.2.19 Receiving lands shall be designated on Map FLU-11 Coastal Transfer of Development Rights Receiving Areas of the Future Land Use Map Series upon adoption.
- FLU 3.2.20 Receiving lands shall be designated outside of the most vulnerable areas of the Coastal High Hazard Area. Vulnerable areas include coastal wetlands, areas of repetitive loss, velocity zones and areas of high aquifer recharge.
- FLU 3.2.21 If a Comprehensive Plan amendment is required to participate in the Coastal Transfer of Development Rights program, said amendment shall be submitted concurrently with the Coastal Transfer of Development Rights Conditional Use Permit.
- FLU 3.2.22 In no case shall receiving lands be:
- a. Located in Firm V-Zones;
 - b. Located in wetlands where no useable uplands exist; or
 - c. Located within areas designated for non-residential use on the Future Land Use Map.

Interagency Hazard Mitigation Report

Objective FLU 3.3

Consider appropriate actions relative to future land uses found to be inconsistent with the recommendations contained in any interagency hazard mitigation report.

Policies

FLU 3.3.1 The City shall coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City deems appropriate.

FLU 3.3.2 The City will continue to be a participating local government in the Pasco County Local Mitigation Strategy.

GOAL FLU 4

The City shall allow urban agriculture as a use in multiple future land use plan categories, as a strategy to make New Port Richey a more sustainable urban community, to provide additional economic development opportunities and to address residents' access to fresh, locally-grown food.

Urban Agriculture

Objective FLU 4.1

Allow urban agriculture as a use in multiple future land use plan categories and zoning districts.

Policies

FLU 4.1.1 The City shall amend the Land Development Code to allow and regulate urban agriculture as a use in multiple zoning districts.

FLU 4.1.2 The City shall address the compatibility of urban agriculture activity with existing and future development by limiting associated wholesale or retail sales and other activities with potential negative impacts.

[This page intentionally left blank.]

**Future Land Use Element - Appendix
Soil Classifications in New Port Richey
Soil Survey of Pasco County, Soil Conservation Service**

The Soil Survey of Pasco County, Florida, Soil Conservation Service (1982) identifies the soil types that occur in the New Port Richey area. These soil types fall into two general associations. The portion of the City east of US 19 is classified as Tavares-Adamsville-Narcoossee Association. West of US 19, Aripeka-Okeelanta-Terra Ceia Association occurs.

The Tavares-Adamsville-Narcoossee Association is nearly level to gently sloping, moderately well-drained and somewhat poorly-drained soils that are sandy throughout. The landscape is mainly one of broad, nearly level to gently sloping ridges. Interspersed are small ponds, swamps and a few small sinks. Sand-bottom lakes ranging from about five to 160 acres are in some areas. The Aripeka-Okeelanta-Terra Ceia Association is described as being nearly level, somewhat poorly-drained and very poorly-drained soils. The largest area of the Association parallels the coast and lies west of US 19. It is about one mile wide and extends from Hernando County southward to near Elfers, south of the City.

Specific soil types in the City include:

Tavares sand, 0 to 5 percent slopes. This nearly level to gently sloping, moderately well-drained soil is on low ridges and knolls throughout the county. Areas are irregular in shape. In most years, under natural conditions, the water table is at a depth of 40 to 60 inches for six to 12 months and below 60 inches during very dry periods. The available water capacity is very low. Permeability is very rapid. Natural fertility is low.

Sellers mucky loamy fine sand. This nearly level, very poorly drained soil is in depressions. Slopes are generally concave and less than two percent. Areas are circular to oblong. In most cases, under natural conditions, the soil is ponded during wet seasons for three to six months and the water table is within a depth of about 10 inches for six to 12 months. The available water capacity is high in the organic surface layer, medium in the dark-colored layers to a depth of about 24 inches and low below this depth. Permeability is rapid throughout; however, internal drainage is slow, impeded by a shallow water table. Both natural fertility and the organic matter content are high to a depth of about 27 inches and are low below this depth.

Adamsville fine sand. This nearly level, somewhat poorly-drained soil is on low broad flats that are less than two feet higher in elevation than the adjacent sloughs. Individual areas are irregular in shape and range from five to 200 acres. Slopes are less than two percent. In most years, under natural conditions, the water table is at a depth of 20 to 40 inches for two to six months; but it may rise to within 20 inches of the surface for less than two weeks during very wet seasons. It recedes to a depth of more than 40 inches during dry periods. In this soil, available water capacity is low to very low. Natural fertility is low. Permeability is rapid.

Tavares-Urban land complex, 0 to 5 percent slopes. This map unit consists of Urban land and nearly level to gently sloping, moderately well-drained Tavares soils on low ridges. Tavares soils make up 45 to 65 percent of the map unit, and Urban land makes up from 30 to 45 percent. The areas of Tavares soils and Urban land are so intricately mixed, or so small, that it is not practical to separate them in mapping at the scale used. Making up five to 15 percent of the unit are small areas of Adamsville and Astatula soils. The somewhat poorly drained Adamsville soils are

in the slightly lower and wetter areas. The excessively drained Astatula soils are in higher, convex areas of the landscape. Most areas of this map unit are artificially drained by sewer systems, surface ditches and canals.

Aripeka fine sand. This nearly level, somewhat poorly-drained soil is on low ridges adjacent to the saltwater marsh. Individual areas are commonly long and narrow and are parallel to the marsh. Slopes are less than two percent. The water table is at a depth of 18 to 30 inches for two to six months and at a depth of 30 to 60 inches for six months or more during most years. During severe storms, this soil may be very briefly flooded by storm tides. The available water capacity is low in the surface and subsurface layers and is medium in the subsoil. Natural fertility is low. Permeability is rapid in the surface and subsurface layers and is moderately rapid in the subsoil.

Basinger fine sand. This poorly-drained, nearly level soil is in poorly defined drainage ways and sloughs in the flatwoods. Individual areas are irregular in shape. Basinger fine sand, has a 0 to 2 percent slope. The water table is at a depth of less than 10 inches for two to six months annually and at a depth of 10 to 30 inches for a period of more than six months in most years. Permeability is very rapid throughout the soil. The available water capacity is very low in the surface and subsurface layers, medium in the subsoil and low in the substratum. Natural fertility is low.

Basinger fine sand, depressional. This nearly level, poorly-drained soil is in depressional areas in the flatwoods. It is also along the edges of some lakes. Areas are circular or elongated. Slopes are smooth to concave and range from 0 to 2 percent. This soil is ponded for six to nine months or more in most years. Natural fertility of this soil is low, and fertilization raises the fertility to a moderate level. Internal drainage is slow in the natural state, but the soil responds rapidly to artificial drainage. The available water capacity is very low in the surface and subsurface layers, medium in the subsoil and low in the substratum. Permeability is very rapid.

Quartzipsamments, shaped, 0 to 5 percent slopes. These nearly level to gently sloping sandy soils have been reworked and shaped by earthmoving equipment. They commonly are near urban centers or along major highways on the mainland. Many areas are former sloughs, marshes or shallow ponds that have been filled with various soil materials to the level of surrounding areas or to a higher level. In some areas, the soils originally made up high ridges but have been excavated to below natural ground level and reworked. In a few places, soils have been reworked in place and not moved. Smoothing and shaping have made these soils better suited to use as building sites, roadways, recreation areas and related uses. The depth of the water table is variable, but ranges from about 20 inches to more than 72 inches, depending on thickness of the fill material and drainage of the underlying soil. In most excavated areas, the water table is below a depth of 72 inches. Permeability is variable, but generally it is very rapid. The available water capacity is also variable but generally is very low. Both natural fertility and the organic matter content are low.

Okeelanta-Terra Ceia Association. This association consists of nearly level, very poorly-drained soils that occur in a regular and repeating pattern. The landscape is a low swampy area that has a few low ridges. The Okeelanta soils are on the edge of areas of the association, where the organic material is thinner. Areas are mostly long and broad, and individual areas of each soil range from about 25 to 100 acres. Slopes are dominantly less than one percent. Okeelanta soils make up about 60 percent of this association. The water table is at or near the surface except

during extended dry periods. Permeability is rapid throughout. The available water capacity is very high in the organic layers and low in the mineral layers. The organic matter content is very high and natural fertility is medium. Terra Ceia soils make up about 30 percent of the association. The water table is at or above the surface except during extended dry periods. Runoff is slow. Internal drainage and permeability are rapid. The available water capacity is very high. The organic matter content is very high and natural fertility is medium.

Udalfic Arents-Urban land complex. This complex consists of small areas of nearly level Udalfic Arents and Urban land that are so intermingled they cannot be separated at the scale used for mapping. The complex is in the western part of the county, near the Gulf of Mexico. Slopes are predominantly 0 to 2 percent, but they are much steeper along canal banks.

Urban land. In this miscellaneous area, the original soil has been modified through cutting, grading, filling and shaping for urban development. Major soil properties that originally limited urban uses have been overcome in an acceptable manner. Urban facilities such as paved parking areas, streets, industrial buildings, houses, shopping centers and underground utilities have been constructed on 75 percent or more of the mapped area. In the places not covered by urban facilities, the soils generally have been so altered that identification is not feasible.

Chobee soils, frequently flooded. These nearly level, very poorly-drained soils are in swamps along the floodplains of most of the major rivers and streams in the county. Most areas of the unit are long and narrow and tend to parallel the streams and rivers. Some large areas lie slightly removed from the streams, but they are connected to the streams by narrow flood channels. The unit consists of Chobee soils and closely similar soils that do not occur in a regular and repeating pattern. One or all of these soils make up about 75 percent of each mapped area. Individual areas of each soil are large enough to map separately in most map units. However, because of inaccessibility and present and predicted use they were not separated in mapping. Under natural conditions, the water table of the Chobee soils is within 10 inches of the surface for more than six months in most years. Flooding occurs frequently during the rainy season. The duration and extent of flooding are variable and are related directly to the intensity and frequency of rainfall. In most years, the lowest lying area and the areas along the streams are flooded during the rainy season. During periods of intense, long-lasting rainfall, nearly all of the area of these soils may be flooded. Flooding normally lasts from one to four months. Runoff and internal drainage are slow. The available water capacity is medium and natural fertility is low. Permeability is moderately rapid in the surface layer and slow to very slow in the subsoil. Nearly all the acreage of this map unit remains in natural vegetation of water oak, cypress, elm, ash, hickory, red maple and sweetgum. The understory vegetation is water-tolerant plants such as maidencane, saw grass, swamp primrose, buttonbush, smartweed and sedges.

Pompano fine sand, frequently flooded. This nearly level, poorly-drained soil is in well-defined drainage ways and on floodplains. Areas are mostly long and narrow and are generally adjacent to streams and rivers. Slopes are generally adjacent to streams and rivers. Slopes are generally less than one percent. In most years, under natural conditions, the water table is at a depth of less than 10 inches for two to six months. Even in drier years, it is within a depth of 30 inches for nine months or more. The soil is frequently flooded for brief periods in most years. The available water capacity is very low. Natural fertility is low and permeability is very rapid. This soil remains in natural vegetation of water oak, cypress, cabbage palm, sweetgum, willow and hickory. The understory is blue maidencane, creeping bluestem, waxmyrtle, Florida paspalum, brackenfern,

Panicum, poison ivy, greenbrier, smartweed, sedge and clusters of sawpalmetto, and other water-tolerant plants.

With the majority of the City being developed, it is only natural that the principal soil types are Tavares-Urban land complex, Udalfa Arents-Urban land complex, and Urban land with the Tavares-Urban land being the predominant soil type. The Urban land is associated with the commercial development found along US 19.

The soil types associated with the vacant lands in the City include:

Northeast: Tavares sand, 0 to 5 percent slopes; Sellers mucky loamy fine sand; Adamsville fine sand; and Okeelanta-Terra Ceia Association.

Southeast: Tavares sand, 0 to 5 percent slopes; Sellers mucky loamy fine sand; Adamsville fine sand; Basinger fine sand; and Basinger fine sand depressional.

Southwest: Tavares sand, 0 to 5 percent slopes; and Aripeka fine sand.

For development purposes, it is important to ascertain the limitations imposed by these soil types. Due to the overall residential character of the community and the low intensity commercial activity, only the categories of building site development for dwellings without basements and small commercial buildings were examined. The limitations were identified as follows:

Tavares sand, 0 - 5 percent slopes	Slight
Sellers mucky loamy fine sand	Severe: ponding
Adamsville fine sand	Moderate: wetness
Aripeka fine sand	Severe: floods
Basinger fine sand	Severe: wetness
Basinger fine sand, depressional	Severe: ponding
Okeelanta-Terra Ceia Association	Severe: ponding, low strength

As used by the SCS, slight refers to soil properties and site features that are generally favorable for the indicated use and limitations are minor and easily overcome. The term moderate for the indicated use suggests special planning, design or maintenance is needed to overcome or minimize the limitations. Severe means that the soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possible increased maintenance are required. Special feasibility studies may be required where the soil limitations are severe.

Evaluation Checklist
Does the Land Development Code Support Comprehensive Plan Objectives

1. Do controls allow real compactness by permitting lots and setbacks as small, densities as high, and roads as narrow as those already existing in well-liked areas?
2. Do the combination of public parking provisions and zoning parking requirements allow compact business development by waiving onsite parking in centers, perhaps using impact fees to help create new municipal parking areas nearby?
3. Do subdivision regulations avoid mandating uniform development in all contexts by having standards that vary for different locations, such as urban areas, hilltops, and woodlands?
4. Does the City lead the way through centrally locating such public developments as city offices, elderly housing, post offices, and recreational facilities, and removing from central areas inappropriate uses, such as public works yards?
5. In outlying areas, does the City strictly limit the extent of commercial/office zoning along highways, and impose strict egress and landscaping controls?
6. Do City regulations effectively encourage or require affordable housing support as part of new town development, resulting in such housing in more than a single location?
7. Are there architectural design controls in historic districts, or appearance codes elsewhere?
8. Has the City established site-plan review procedures with approval based on specific site design and development criteria (e.g., site plan controlled zoning district)?
9. Are there scenic controls protecting valued vistas, viewsheds and trees and controlling billboards on-premise signs?
10. Has the City adopted cluster regulations or similar controls allowing preservation of open space by compact siting of housing, and made it possible for the City to decide where and when cluster development must be used?
11. Has the City more than once appropriated funds for property or property rights acquisition to protect natural or cultural resources?
12. Has the City created mechanisms (such as a community development corporation) to encourage economic development that is compatible with protecting community character?

[This page intentionally left blank.]