

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee

DATE: 1/21/2010

FILE: PGM10-102

SUBJECT: SunWest Harbourtowne
Development of Regional Impact
Development Agreement
DRC: 1/28/10, 1:30 p.m., NPR
Recommendation: Approval

FROM: Richard E. Gehring
Planning & Growth
Management Administrator

REFERENCES: Section 380.06,
Florida Statutes;
Comm. Dist. 5

It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

BACKGROUND:

This Development Agreement (DA) is necessitated by the Development Order (DO) for the SunWest Harbourtowne Development of Regional Impact (DRI) which is being heard concurrently with this DA (PGM10-105).

On October 2, 2007, the SunWest Harbourtowne DRI Application for Development Approval (ADA) was submitted to the Florida Department of Community Affairs, Tampa Bay Regional Planning Council, and Pasco County. The project is located in northwest Pasco County between the unincorporated communities of Hudson to the south and Aripeka to the north, in Sections 01, 02, 11, 12, and 13, Township 24 South, Range 16 East. The project is generally bounded by Aripeka Road to the north, U.S. Highway 19 to the east, coastal saltwater marsh lands to the west, and residential development to the south.

On March 18, 2009, the Tampa Bay Regional Planning Council deemed the ADA sufficient and adopted the corresponding Final Report for the project on May 11, 2009.

On April 7, 2009, the Board of County Commissioners (BCC) set a public hearing date for November 17, 2009, at 1:30 p.m. in New Port Richey, pursuant to Subsection 380.06(11)(d).

On November 17, 2009, the BCC approved a continuance of the ADA/Development Order (DO) to December 1, 2009, 1:30 p.m., New Port Richey.

On December 1, 2009, the BCC approved a continuance of the ADA/DO to February 24, 2010, at 1:30 p.m., in New Port Richey.

DESCRIPTION AND CONDITIONS:

Approval is being sought for 2,500 residential dwelling units, 250,000 square feet of retail, 50,000 square feet of office, 250 hotel rooms, an 18-hole golf course, and 500 boat slips (350 dry slips and 150 wet slips). The project is proposed to be developed in one phase and completed by December 31, 2020.

The DO (which is being heard concurrently with this item) requires and incorporates this DA for the construction of pipeline projects and site related improvements to mitigate the transportation impacts of the project. The proportionate-share obligation for the project totals \$28,955,959 in 2009 Dollars.

A table summarizing the pipeline improvements, cost of each improvement, and the triggers for commencement and completion of each improvement is attached hereto as Attachment 2.

ALTERNATIVES:

1. Recommend approval of the DA to the Local Planning Agency (LPA) and the BCC.
2. Recommend approval of the DO with modifications to the LPA and the BCC.
3. Recommend denial of the DO to the LPA and the BCC.
4. Direct staff as to other action.

RECOMMENDATION:

The Growth Management Department staff recommends that the DRC approve Alternative No. 1.

ATTACHMENTS:

1. Location Map
2. Timing & Phasing of Proposed Pipeline Improvements
3. Map H
4. DA

REG/CDS/PGM10-102