

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Development Review Committee

DATE: 1/21/2010

FILE: PGM10-105

SUBJECT: SunWest Harbourtowne  
Development of Regional Impact  
Application for Development  
Approval/Development Order  
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

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

BACKGROUND:

On October 2, 2007, the SunWest Harbourtowne Development of Regional Impact (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 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 to December 1, 2009, 1:30 p.m., New Port Richey.

On December 1, 2009, the BCC approved a continuance 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 project is estimated to produce approximately 775 permanent jobs, generate \$11,698,810 in County Ad Valorem taxes, \$550,393 in sales tax, and \$15,520,038 in District School Board taxes at build-out.

The impacts of the development will be mitigated by the developer through the Development Order (DO) conditions of approval. The recommended DO conditions by the County, Tampa Bay Regional Planning Council, the Florida Fish and Wildlife Conservation Commission, and other agencies were incorporated into the DO to address environmental, water quality, water conservation, affordable housing, land-use exchange restrictions, and other issues.

In addition, the DO requires and incorporates a development agreement for the construction of pipeline projects as summarized in agenda memo PGM10-102, which will be heard concurrently with the Application for Development Approval/DO. The proportionate-share obligation for the project totals \$28,955,959 in 2009 Dollars.

ALTERNATIVES:

1. Recommend approval of the DO to the BCC.
2. Recommend approval of the DO with modifications to the BCC.
3. Recommend denial of the DO to 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. Map H
3. DO

REG/CDS/PGM10-105