

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 01/21/10 FILE: ZN10-009

SUBJECT: SunWest Harbourtowne
MPUD Master Planned Unit
Development
DRC: 01/28/10, 1:30 p.m., NPR
Recommendation: Approval
with Conditions

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

REFERENCES: Land Development Code,
Section 522, Master Planned
Unit Development District;
Comm. Dist. 5

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

Commission District:	The Honorable Jack Mariano
Project Name:	SunWest Harbourtowne MPUD Master Planned Unit Development
Applicants' Names:	Sun West Acquisition Corporation; Forest Properties, LLC; and Branford Investments, LLC
Location:	On the southwest corner of U.S. 19 and Aripeka Road (C.R. 595A), Sections 01, 02, 07, 11, 12, 13, 14, 15, 22, Township 24 South, Range 16 East.
Parcel ID Nos.:	See Attachment A
Acreage:	1,071.65 Acres, m.o.l.
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	PD (Planned Development)
Water/Sewage:	Pasco/Pasco (Central)
No. of Dwelling Units:	2,500
Type of Dwelling Units:	350 Single-Family Detached/2,150 Single-Family Attached/Multifamily)
Commercial Square Feet:	250,000
Office Square Feet:	50,000
Commercial and Office Acreage:	26.2
Other Uses:	250-Room Hotel/15 Acres; 18-Hole Golf Course/120 Acres; Marina (350 Dry Slips/150 Wet Slips)/26.2 Acres

DEVELOPERS' REQUEST:

The developers/applicants are requesting to rezone approximately 1,071.65 acres from A-C Agricultural, A-R Agricultural-Residential, C-2 General Commercial, C-3 Commercial/Light Manufacturing, I-1 Light Industrial Park, R-2 Low Density Residential, R-4 High Density Residential, and R-MH Mobile Home Zoning Districts to an MPUD Master Planned Unit Development District to allow 350 single-family detached, 2,150 single-family attached/multifamily, 250,000 square feet of commercial, 50,000 square feet of office, a 250-room hotel, an 18-hole golf course, and a marina (350 dry slips/150 wet slips).

BACKGROUND:

1. On October 27, 1977, the Planning Commission approved a special exception for a portion of the development on approximately 5.25 acres for a Withlacoochee River Substation site (Special Exception Petition No. 2).
2. On June 25, 1985, the Board of County Commissioners (BCC) approved a rezoning from A-C Agricultural to C-2 General Commercial for a portion of the development on approximately 29.0 acres (Rezoning Petition No. 2983).

3. On August 27, 1985, the BCC approved a rezoning from R-2 Low Density Residential to C-2 General Commercial for a portion of the development on approximately 0.6 acre (Rezoning Petition No. 3041).
4. On October 22, 1985, the BCC approved a rezoning from R-2 Low Density Residential to I-1 Light Industrial Park and C-3 Commercial/Light Manufacturing for a portion of the development on approximately 91.0 acres (Rezoning Petition No. 3147).
5. On February 25, 1986, the BCC approved a rezoning from A-C Agricultural to R-MH Mobile Home for a portion of the development on approximately 65.0 acres (Rezoning Petition No. 3247).
6. On March 25, 1986, the BCC approved a rezoning from A-C Agricultural to C-2 General Commercial for a portion of the development located on the southwest corner of U.S. 19 and Aripeka Road on approximately 25.0 acres (Rezoning Petition No. 3268).
7. On October 28, 1986, the BCC approved a rezoning from A-C Agricultural to A-R Agricultural-Residential for a portion of the development located on the east side of Old Dixie Highway and consists of approximately 65.2 acres (Rezoning Petition No. 3449).
8. On October 29, 1986, the Planning Commission approved a special exception for a recreational vehicle (RV) park in an A-R Agricultural-Residential District with conditions on approximately 65.2 acres (Special Exception Petition No. 3450).
9. On August 25, 1987, the BCC approved a rezoning from A-C Agricultural to C-2 General Commercial for a portion of the development located on the southeast corner of Old Dixie Highway and Aripeka Road (Rezoning Petition No. 3720).
10. On April 23, 1990, the BCC approved a rezoning from A-C Agricultural and C-2 General Commercial to A-R Agricultural-Residential for a portion of the development located on the east side of Old Dixie Highway and consists of approximately 222.0 acres (Rezoning Petition No. 4324).
11. On May 9, 1990, the Planning Commission approved a special exception for an RV/travel trailer park in an A-R Agricultural-Residential District on approximately 222.0 acres (Special Exception Petition No. 4336).

FINDINGS OF FACT:

1. Presently, the subject site is unimproved; however, a mine has been operating on site since 1950.
2. Access to the property is from the following:
 - a. U.S. 19, a Florida Department of Transportation maintained road, which has 232 feet of right-of-way, and has been designated a six-lane arterial facility on Map 7-22, 2025 Future Number of Lanes, and Map 7-24, 2025 Future Roadway Functional Classification, of the Comprehensive Plan.
 - b. Aripeka Road (C.R. 595), a County-maintained road, which has 200 feet of right-of-way with 20 feet of pavement, and has been designated a two-lane collector facility on Map 7-22, 2025 Future Number of Lanes, and Map 7-24, 2025 Future Roadway Functional Classification, of the Comprehensive Plan.
 - c. Old Dixie Highway, a County-maintained road, which has 40 feet of right-of-way with 0 feet of pavement, but has been designated a corridor preservation network, and is required to have a total of two built-out lanes with 135 feet of right-of-way.
3. The subject property is located in Flood Zones "A14" and "B" and Velocity Zone 18. Development is subject to the requirements of the Pasco County Land Development Code (LDC), Article 700, Flood Damage Prevention.
4. The surrounding area is characterized by residential, commercial, and industrial uses.
5. Water and sewer are to be serviced by Pasco County Utilities Services Branch.

6. On June 27, 2006, the BCC adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.
7. The applicants/developers are proposing a Future Land Use amendment to PD (Planned Development) (CPAD09[01]). The current Future Land Use classifications of the property are CL (Coastal Lands), RES-6 (Residential - 6 du/ga), RES-9 (Residential - 9 du/ga), IL (Industrial - Light), and ROR (Retail/Office/Residential).
8. The proposed request is consistent with the LDC, Article 300, Subsection 303.2.E.1, Criteria and Standards to be Considered in Review of Applications for Zoning Amendments, and with the applicable provisions of the Pasco County Comprehensive Plan as conditioned.

RECOMMENDATION:

The Zoning and Site Development Department recommends approval of the MPUD Master Planned Unit Development, subject to the attached rezoning conditions of approval, Petition No. 6887.

ATTACHMENTS:

1. Attachment A (Parcel IDs)
2. Conditions of Approval for Rezoning Petition No. 6887
3. Location Map
4. Master Plan

cb/sunwest/agenda_1_28_10drc

DEVELOPMENT REVIEW COMMITTEE ACTION: