

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee

DATE: 2/2/2010

FILE: PGM10-102a

SUBJECT: SunWest Harbourtowne
Development of Regional Impact
Development Agreement
DRC: 2/11/10, 1:30 p.m., DC
Recommendation: Continuance

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).

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.

On January 28, 2010, the DRC continued the DA to February 11, 2010.

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 DRI DO 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.

Staff is requesting a continuance of this item in order to allow adequate time to:

1. Resolve outstanding issues with the associated and corresponding comprehensive plan amendment necessitated by the DRI,
2. Resolve issues raised by the DRC pertaining to the DA, such as right-of-way and utility relocation.

ALTERNATIVES:

1. Continue the item to February 25, 2010 at 1:30 p.m., in NPR.
2. Continue the item to another date.
3. Direct staff as to other action.

RECOMMENDATION:

The Growth Management Department staff recommends that the DRC approve Alternative No. 1 and continue the DA to February 25, 2010 at 1:30 p.m., in NPR.

DEVELOPMENT REVIEW COMMITTEE ACTION:

REG/CDS/PGM10-102a