

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Honorable Chairman and  
Members of the Board of  
County Commissioners

DATE: 7/29/08

FILE: GM08-419

THRU: Bipin Parikh, P.E.  
Assistant County Administrator  
(Development Services)

SUBJECT: Pasco Town Centre Development of  
Regional Impact/Application for  
Development Approval  
BCC: 8/12/08, 1:30 p.m., DC (Cont.  
from 7/10/07, 9/25/07, 11/27/07,  
2/12/08, 3/25/08, 5/13/08, and  
7/8/08)  
Type of Action: Public Hearing  
Recommendation: Continue to  
8/27/08, 1:30 p.m., NPR

FROM: Samuel P. Steffey II  
Growth Management Administrator

REFERENCES: Chapter 380.06, Florida  
Statutes;  
Comm. Dist. 1

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It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners (BCC).

DESCRIPTIONS AND CONDITIONS:

On January 26, 2005, The Shailendra Group, LLC, filed a Development of Regional Impact (DRI) Application for Development Approval consistent with Chapter 380.06, Florida Statutes, with the Florida Department of Community Affairs, the Tampa Bay Regional Planning Council, and Pasco County. At build-out in the Year 2020, the project will include 150 single-family residential units, 800 apartments, 800 townhouses, 2 million square feet of retail entitlements, 1.7 million square feet of office entitlements, 1.7 million square feet of light industrial entitlements, and 640 hotel rooms. Further, the project is estimated to produce approximately 11,405 permanent jobs, generate \$88,643,217.00 annually in Pasco County tax revenue, and \$30,144,086.00 annually in the District School Board of Pasco County revenue.

The project is divided into four development phases. The development order (DO) gives specific approval for Phases One through Four. Negative impacts of the development; e.g., traffic, air quality, etc., will be mitigated by the developer through the DO conditions of approval. Alternatives to the development of this project as a DRI include piecemeal development without benefit of master planning and land use controls for conservation and preservation areas, water quality monitoring, and master drainage control.

ALTERNATIVES AND ANALYSIS:

1. Continue the public hearing from August 12, 2008, 1:30 p.m., in Dade City to August 27, 2008, 1:30 p.m., in New Port Richey.
2. Deny the continuance.
3. Direct staff as to other action desired by the BCC.

RECOMMENDATION:

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

No funding is required at this time.